



**CITY OF MISSOURI CITY
PLANNING AND ZONING COMMISSION AGENDA**

Notice is hereby given of a meeting of the Planning and Zoning Commission of the City of Missouri City to be held on **November 13, 2019 at 7:00 p.m. at City Hall, Council Chambers, 2nd Floor**, 1522 Texas Parkway, Missouri City, Texas, for the purpose of considering the following agenda items. All agenda items are subject to action. The Planning and Zoning Commission reserves the right to meet in a closed session on any agenda item should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551, of the Texas Government Code.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. READING OF MINUTES**
 - A.** Consider approval of the minutes of the October 9, 2019 Planning and Zoning Commission Meeting.
 - B.** Consider approval of the minutes of the October 30, 2019 Planning and Zoning Commission Special Meeting.
- 4. REPORTS**
 - A. COMMISSION REPORTS**
 - (1) Chairman of the Planning and Zoning Commission
 - (2) Planning and Zoning Commissioners
 - B. STAFF REPORTS**
 - (1) Development Services
 - a. Director
 - (2) Engineering
 - a. City Engineer
- 5. PUBLIC COMMENT**

This is an opportunity for the public to address the Planning and Zoning Commission on items/concerns not on the agenda. Public comments shall be limited to three (3) minutes per individual and to ten (10) minutes per subject. Public comments may address items that are not on the agenda.
- 6. PLATS**
 - A. CONSENT AGENDA**
 - (1) Consider approval of a preliminary plat for Hagerson Road Tract Section Two

- (2) Consider approval of a preliminary plat for Waffle House of Missouri City
- (3) Consider approval of a preliminary plat for Vrindavan Resorts
- (4) Consider approval of a final plat for Sunandas Performing Arts
- (5) Consider approval of a final plat for Dry Creek Village Section 3
- (6) Consider approval of a final plat for Sienna Section 35A
- (7) Consider approval of a final plat for Sienna Section 27
- (8) Consider approval of a final plat for Sienna Section 17B and 17C
- (9) Consider approval of Sienna Plantation Section 15B Amending Replat No. 1

7. ZONING MAP AMENDMENTS

A. PUBLIC HEARING FOR A PLANNED DEVELOPMENT DISTRICT

- (1) To receive comments for or against a request by Cynthia Ramirez, STOA Architects to amend PD, Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.
- (2) Consideration of the approval of a final report to City Council on item 7A(1) above.

8. ZONING TEXT AMENDMENTS

- A.** Discuss possible amendments to the Zoning Ordinance regarding food trucks.

9. OTHER MATTERS WITHIN THE JURISDICTION OF THE COMMISSION OR THE CAPITAL IMPROVEMENTS ADVISORY COMMITTEE.

None

10. CLOSED EXECUTIVE SESSION

The Planning and Zoning Commission may go into Executive Session regarding any item posted on the Agenda as authorized by Chapter 551 of the Texas Government Code.

11. RECONVENE

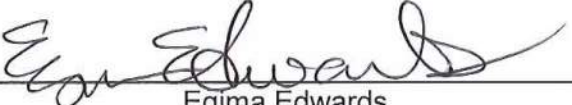
Reconvene into Regular Session and Consider Action, if any, on items discussed in executive session.

12. ADJOURN

In compliance with the Americans with Disabilities Act, the City of Missouri City will provide reasonable accommodations for persons attending Planning and Zoning Commission meetings. To better serve you, requests should be received 24 hours prior to the meetings. Please contact the Development Services Department at 281-403-8541.

CERTIFICATION

I certify that a copy of the November 13, 2019 agenda of items to be considered by the Missouri City Planning and Zoning Commission was posted on the City Hall bulletin board on November __, 2019.



Egima Edwards
Planning Technician





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Hagerson Rd. Tract Section Two

AGENDA ITEM NUMBER: 6.A.(1)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**
 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

PERMIT NUMBER: PLAT1900181

PROPERTY ID: 0054-00-000-4200-907

LOCATION: West of LJ Parkway and North of Hagerson Road

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site has been annexed into the boundaries of Fort Bend County Municipal Utility District #149. The City has a Strategic Partnership Agreement with MUD #149.

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS**.

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please provide for streets adjacent to the subdivision and within 200 feet.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated. **Please label temporary benchmarks.**
 - b. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15). **Please darken contours for better visibility.**
 - c. The plat final plat shall provide a note that slab elevations shall meet the standards established by FEMA and shall meet all applicable city requirements, including the Public Infrastructure Design Manual in accordance with Section 3.C.(13). **Prior to the submission of a final plat, please verify the minimum slab elevation as provided and ensure that the adjacent tract has much lower elevations.**
 - d. A preliminary drainage plan with calculations must be provided in accordance with Section 2.D(18). **Please provide drainage capacity letters.**
 - e. A capacity allocation for utility service for the development and approval of the connection design shall be secured separately prior to connection to water and wastewater facilities in accordance with Section 1.06 of the Public Infrastructure Design Manual. **Please provide utility capacity letters from MUD #149.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). **Street names have been provided and are under review.**

B. STANDARD PLAT NOTES:

The preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning
and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

-----END OF REPORT-----

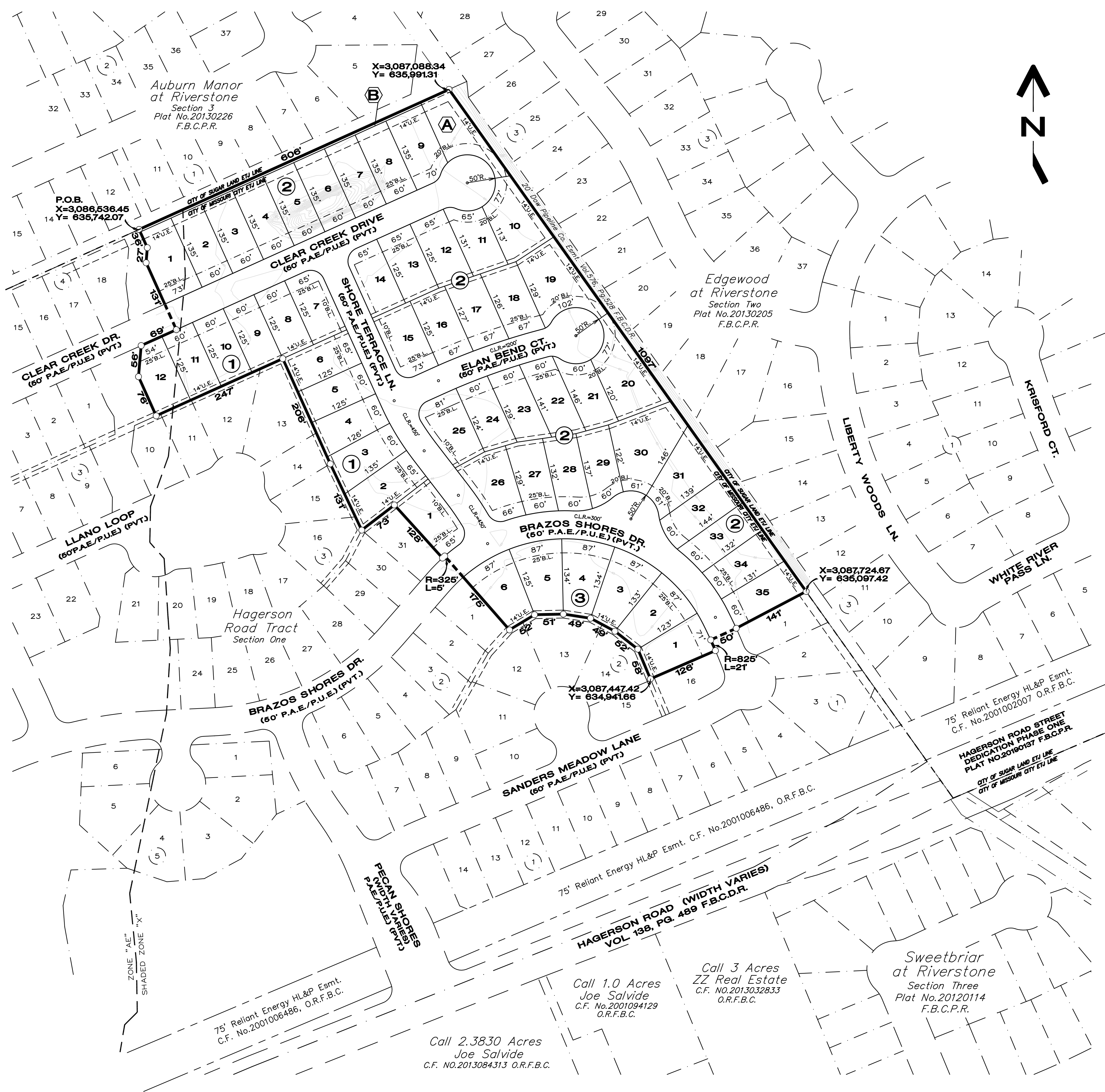


APPLICATION FOR PLAT APPROVAL

Check One: ☐ **CONCEPTUAL PLAN** ☒ **PRELIMINARY**
☐ **REVISED CONCEPTUAL PLAN** ☐ **REVISED PRELIMINARY**

Date of Application:

1. Name of plat: Hagerson Rd Tract Section Two		
2. Name of conceptual plan that encompasses this plat (if applicable):		
3. Type of use (Circle one or more): Multifamily Residential Commercial Industrial Planned Development <div style="text-align: center;">Single Family Residential Specific Use Permit</div> Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer): Taylor Morrison		
Mailing Address: 5353 W. Sam Houston Pkwy N, Suite 190 Houston, TX 77041		
Phone No.:(281) 208 - 7510 Fax No.:() -		
Email:		
5. Applicant's name (Engineer, Planner, Architect, Etc.): META Planning +Design		
Mailing Address: 24275 KATY FRWY SUITE 200 KATY, TX 77494		
Phone No.:(281) 749 - 1803 Fax No.:() -		
Email: kedwards@krga.com		
6. Is plat located inside the City limits? (Circle One): YES NO		
7. Is plat located inside the City's ETJ? (Circle One): YES NO		
8. Total acreage: 13.6		
9. Estimated # of Sections: <u> 1 </u> Blocks: <u> 3 </u> Reserves: <u> 2 </u>		
10. Estimated # of residential lots/dwelling units: 53		
11. Land distribution (in acres) - Must total acreage indicated in Line 8 above: Private Streets: <u> 2.7 </u> Public Streets: _____ Residential Lots: <u> 10.62 </u> Lakes/Ponds (non-recreational): <u> 0 </u> Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: <u> 0 </u> Public Parkland: _____ Other (explain): <u> landscape/open space and lift station </u> (acres): <u> 0.28 Ac </u>		
12. Residential lot dimensions: Average: <u> 60' x 125' </u> Smallest: _____		
13. Lot area: Non cul-de-sac: Cul-de-sac: _____		
14. Front width (At property line): Non cul-de-sac: Cul-de-sac: _____		
15. Front width (At building line): Non cul-de-sac: Cul-de-sac: _____		
16. Depth: Non cul-de-sac: Cul-de-sac: _____		
17. Block Length: _____ Average: _____ Longest: _____ Shortest: _____		
18. Type of Streets (Circle One): Public Private Combination Public/Private		
19. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)		
20. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)		
21. Municipal Utility District: FORT BEND COUNTY MUD 149		



NOTE:



RESTRICTED RESERVE "A"
LIFT STATION
±0.22 ACRE



RESTRICTED RESERVE "B"
LANDSCAPE/OPEN SPACE
±0.06 ACRE

A PRELIMINARY PLAT OF

HAGERSON ROAD TRACT SECTION TWO

BEING 13.6± ACRES OF LAND
CONTAINING 63 LOTS (60' X 125' TYP.) AND
TWO RESERVES IN THREE BLOCKS.

OUT OF THE
WILLIAM LITTLE SURVEY, A-54
CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS

DEVELOPER:
TAYLOR MORRISON
5353 W. SAM HOUSTON PKWY N. SUITE 190
HOUSTON, TEXAS
BOBBY SKINNER
(281) 204-7510

ENGINEER:
COSTELLO, INC.
2107 CITYWEST BLVD.
HOUSTON, TX 77042
CHAD HABLINSKI
(713) 783-7788

PLANNER:



24275 KATY FREEWAY, SUITE 200
KATY, TEXAS 77494
Tel: 281-810-1422

DISCLAIMER AND LIMITED WARRANTY
THIS PRELIMINARY SUBDIVISION PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF THE CITY OF MISSOURI CITY SUBDIVISION REGULATIONS IN EFFECT AT THE TIME THIS PLAT WAS PREPARED ALONG WITH ANY VARIANCE OR VARIANCES TO THE PROVISIONS OF THE AFOREMENTIONED ORDINANCE WHICH ARE SUBSEQUENTLY GRANTED BY THE CITY OF MISSOURI CITY PLANNING AND ZONING COMMISSION. THIS PRELIMINARY PLAT WAS PREPARED FOR THE LIMITED PURPOSE OF GUIDANCE IN THE PREPARATION OF ACTUAL ENGINEERING AND DEVELOPMENT PLANS. THIS LIMITED WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND NEITHER META PLANNING + DESIGN LLC, NOR ANY OF ITS OFFICERS, OR DIRECTORS, OR EMPLOYEES MAKE ANY OTHER WARRANTIES OR REPRESENTATIONS, EXPRESS OR IMPLIED CONCERNING THE DESIGN, LOCATION, QUALITY CHARACTER OF ACTUAL UTILITIES OR OTHER FACILITIES IN, ON, OR UNDER THE PREMISES INDICATED IN THE PRELIMINARY PLAT.

PAGE: 2 OF 2
SCALE: 1" = 100'
0 50 100 200

OCTOBER 25, 2019
MTA# 9836A





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Preliminary plat of Waffle House of Missouri City

AGENDA ITEM NUMBER: 6.A.(2)

PROJECT PLANNER: Gretchen M. Pyle, Interim Planning Specialist

APPROVAL:  Otis T. Spriggs, AICP, Director, Development Services
 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: Plat1900177

PROPERTY ID: 0077-00-000-0526-907 / 0077-00-000-0518-907

LOCATION: Highway 6, north and west of Trammel Fresno Road, adjacent to an Arby's restaurant and a Public Storage facility

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of a written response application, the application shall be submitted to the Commission for approval or disapproval.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A preliminary plat shall not be in recordable form in accordance with Section 2.D. **Please remove all dedication statements and certificates.**
 - b. The legal description of the property, including the name of the county and the survey abstract number, shall be indicated in accordance with Section 2.D(2). **The subject plat includes a replat of the remainder of Reserve B of the Replat of Oyster Creek Crossing Section One Reserve B. Please provide this information in the legal description and include a reason for the replat.**
 - c. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **Please correct the spelling of "Unrestricted".**
 - d. The minimum scale acceptable shall be one inch equals 100 feet in accordance with Section 2.D(8). Larger scales are permissible provided the scale chosen is divisible by ten and the area within 200 feet of the subdivision is shown.
 - i. Please provide a revised scale and/or show areas within 200 feet.
 - ii. Please remove the tree survey; remove the color and labeling for the concrete ramp; existing structures; planters; rip-rap barrier; uncovered concrete, parking lot; uncovered concrete, road; uncovered concrete, sidewalk; to ensure that property boundaries adjacent to the subject plat and within 200 feet are clearly depicted.
 - iii. Please remove the legal description of the property within the plat boundaries and remove the existing property lines.
 - e. The vicinity map must show sufficient detail to a distance of not less than one-half mile. The suggested scale of the vicinity map is one inch equals 1,200 feet. The vicinity map shall be oriented north at the top of the drawing and in the same direction as the subdivision drawing in accordance with Section 2.D(9). **Please revise the vicinity map to clearly to correctly reflect street names within view; i.e. - Hillcroft Road is not accurate, this segment has been renamed Trammel Fresno Road; Highway 6 should be labeled. Additionally, boundaries of municipal utility districts should be shown.**
 - f. Boundaries of plat shall be indicated by heavy lines. All lines outside the plat boundary shall be drawn as dashed lines in accordance with Section 2.D(10). **Please remove the purple bold line around the plat boundary and replace with a black, bold line.**

- g. The **location, rights-of-way widths, and names** of all **existing and proposed public and private streets** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please revise to clearly show the Highway 6 label and width.**
 - h. The **boundaries of political subdivisions** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please label the boundaries of municipal utility districts within 200 feet of the subject plat.**
 - i. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 2.D(12). **Please revise the plat to ensure that any existing and/or proposed easements are clearly labeled.**
- 2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G). **Please provide grid coordinates on plat.**
 - b. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15). **Please remove the additional elevation points shown on the plat.**
- 3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

B. STANDARD PLAT NOTES:

The preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

- 1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. Please revise plat note #5 to read as follows: "All of the property subdivided in the above and foregoing plat is within the incorporated boundaries of the City of Missouri City, Texas."
- 2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. Please revise the Platting Manual reference in plat note #22. The reference should state: "...as required by section 3.C.(14) of the Platting Manual of the City of Missouri City (September 2019)."

- b. Please correct the misspelling of "foot" in plat note #24 and revise the Platting Manual reference. The reference should state: "...as per section 3.C.(11) of the Platting Manual of the City of Missouri City (September 2019).

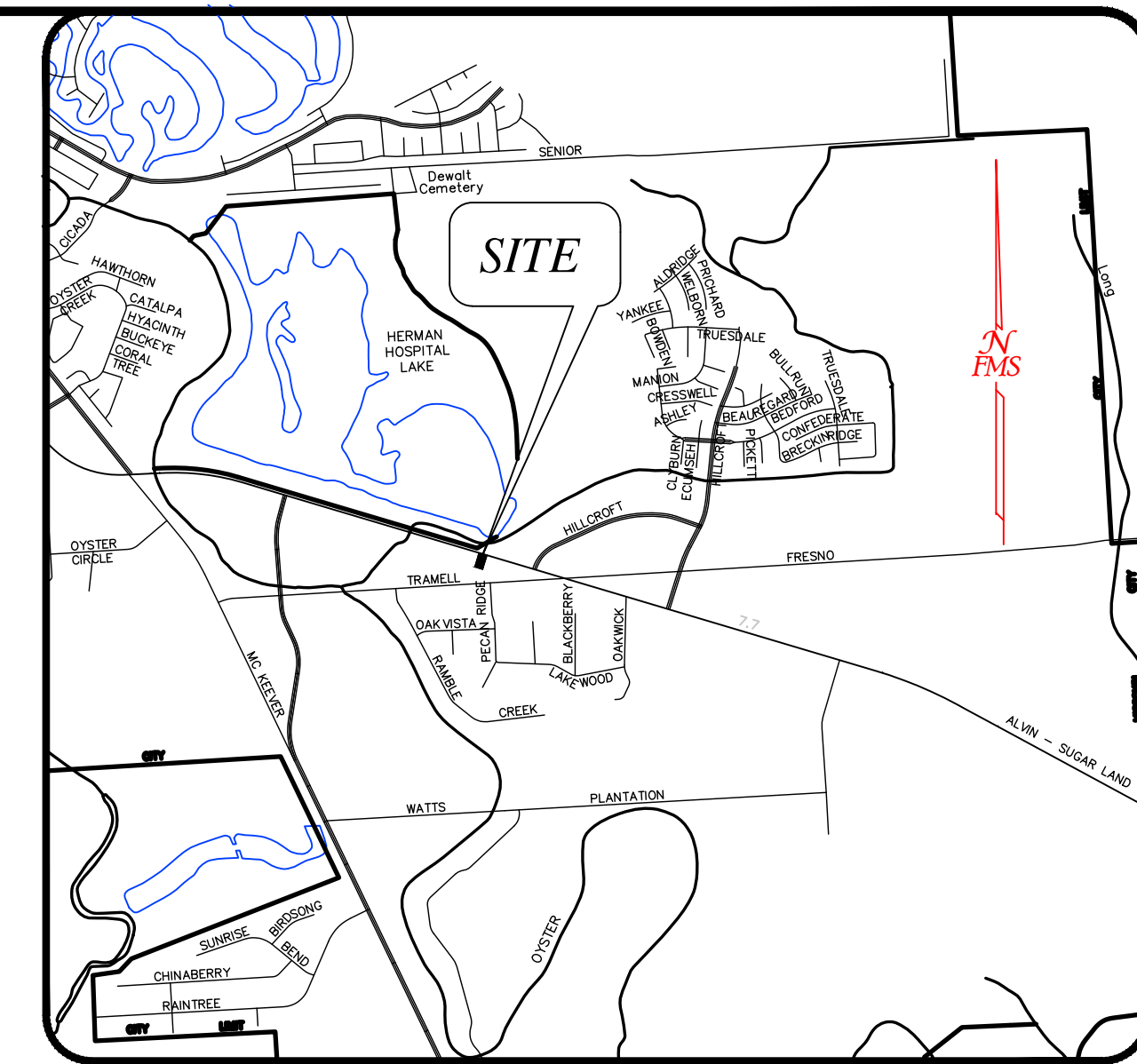
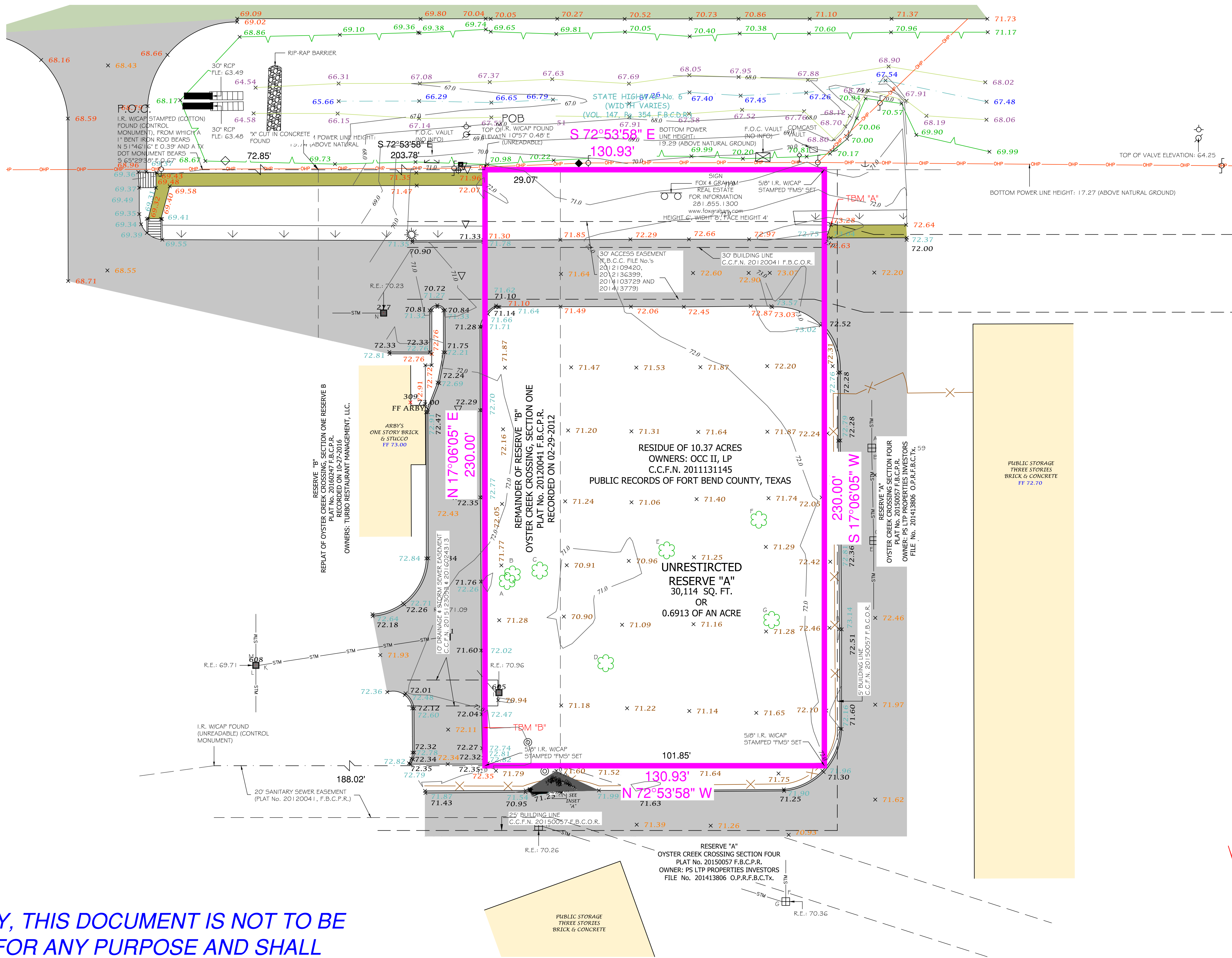
-----**END OF REPORT**-----



APPLICATION FOR PLAT APPROVAL

Check One: ☐ **CONCEPTUAL PLAN** ☒ **PRELIMINARY**
☐ **REVISED CONCEPTUAL PLAN** ☐ **REVISED PRELIMINARY**

1. Name of plat: Waffle House of Missouri City			
2. Name of conceptual plan that encompasses this plat (if applicable): NA			
3. Type of use (Circle one or more): Multifamily Residential <u>Commercial</u> Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):			
4. Landowner's name (If company or corporation, list chief officer): Mailing Address: OCC II LP C/O Jim Goettee Phone No.: () - 713-899-5600 Email: jgoettee@western-general.com			
5. Applicant's name (Engineer, Planner, Architect, Etc.): Scott R. Sheridan PE, RPLS, CFM-FMS Surveying, Inc. Mailing Address: PO Box 1549, Alvin, TX 77512 Phone No.: () - 281-519-8530 x 103 Email: scott@danielscottengineering.com			
6. Is plat located inside the City limits or City's ETJ? (Circle One): <u>CITY LIMITS</u> ETJ			
7. Land distribution (in acres) Private Streets: <u>0</u> Public Streets: <u>0</u> Residential Lots: <u>0</u> Lakes/Ponds (non-recreational): <u>0</u> Irrigation/Drainage Canals: <u>0</u> Recreational Uses: <u>0</u> Utility Easements: <u>0</u> Public Parkland: <u>0</u> Other (explain): _____ (acres): _____ TOTAL ACREAGE: <u>0.6913</u>			
8. Estimated # of Sections: <u>1</u>		Blocks: <u>1</u>	Reserves: <u>1</u>
9. Estimated # of residential lots/dwelling units: <u>0</u>			
10. Residential lot dimensions: Average: <u>na</u> Smallest: <u>na</u>			
11. Lot area: 0.6913 acres		Non cul-de-sac: <u>na</u>	Cul-de-sac: <u>na</u>
12. Front width (At property line): <u>130.93'</u>		Non cul-de-sac: <u>na</u>	Cul-de-sac: <u>na</u>
13. Front width (At building line): <u>130.93'</u>		Non cul-de-sac: <u>na</u>	Cul-de-sac: <u>na</u>
14. Depth: <u>230'</u>		Non cul-de-sac: <u>na</u>	Cul-de-sac: <u>na</u>
15. Block Length: <u>130.93'</u>		Average: <u>na</u>	Longest: <u>na</u> Shortest: <u>na</u>
16. Type of Streets (Circle One): <u>Public</u> Private Combination Public/Private			
17. Type of Water System (Circle One): <u>Public</u> Individual Water Wells Other (attach explanation)			
18. Type of Sanitary System (Circle One): <u>Public</u> Individual Septic Tanks Other (attach explanation)			
19. Municipal Utility District: Fort Bend MUD #48			



VICINITY MAP
SCALE: 1"=2640'

PRELIMINARY, THIS DOCUMENT IS NOT TO BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED UPON
AS A FINAL DOCUMENT.

PROJECT BENCHMARK

TBM "A"

NATIONAL GEODETIC SURVEY (NGS)
MONUMENT WITH A PID NUMBER OF AW2364,
BEING A BRASS DISK STAMPED
"M 1214 1973".
PUBLISHED ELEVATION: 65.1 FEET, NAVD 88.

TEMPORARY BENCHMARK "A" IS A BOX CUT SET
IN CONCRETE, LOCATED APPROXIMATELY
S 10°22' W 21.61' FROM NORTHEAST CORNER
OF SUBJECT PROPERTY
ELEV: 73.27 NAVD 88

SURVEYOR:
F.M.S. SURVEYING
19701 STATE HIGHWAY G,
MANVEL, TEXAS 77578
CONTACT: JASON P. SHERIDAN
PHONE: (281) 519-8530, EXT. 102
TBPLS FIRM # 10040400
www.fmsurveying.com
FMS JOB No. 60219
DRAFTING: PRELIM: JPS, ALTA RC



OWNER:
OCC II, LP
CONTACT: JIM GOETTTEE
2000 EDWARDS,
HOUSTON, TEXAS 77007
PHONE: 713-899-5600

SCALE: 1"=20'
FMS JOB No. 60219
PRELIMINARY PLAT
OF
**WAFFLE HOUSE OF
MISSOURI CITY**
A SUBDIVISION OF 0.6913 OF AN ACRE (30,114 SQ.
FT.) OF LAND SITUATED IN THE ELIJAH ROARK
SURVEY, ABSTRACT 77
CITY OF MISSOURI CITY
FORT BEND COUNTY
TEXAS
1 BLOCK, 1 RESERVE (0.6913 OF AN ACRE)
OCTOBER 16, 2019
SHEET 1 OF 2

STATE OF TEXAS
COUNTY OF FORT BEND

WE, PS LPT PROPERTIES INVESTORS, A MARYLAND REAL ESTATE INVESTMENT TRUST ACTING BY AND THROUGH DAVID F. DOLL, ITS SENIOR VICE PRESIDENT, AND WE, OCC II, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH STEVEN J. GIBSON, MANAGER OF OCC II MANAGEMENT, L.L.C., A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, HERINAFTER REFERRED TO AS OWNERS OF THE 3.525 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF OYSTER CREEK CROSSING, SECTION FOUR, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS, AND NOTATIONS ON SAID MAPS OR PLAT, AND HEREBY DEDICATE TO THE PUBLIC, FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED: AND DO HEREBY BIND ITSELF, ITS HEIRS, AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERMETER GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC, FOR PUBLIC UTILITY PURPOSES, FOREVER, UNOBTSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. & A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENTS TOTAL THIRTY FEET (30' 0") IN WIDTH.

WE FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE HEREBY WAIVE ANY CLAIM, DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

IN TESTIMONY WHEREOF, PS LPT PROPERTIES INVESTORS, A MARYLAND REAL ESTATE INVESTMENT TRUST, HAS CAUSED THESE PRESENTS TO BE SIGNED BY DAVID F. DOLL, SENIOR VICE PRESIDENT OF PS LPT PROPERTIES INVESTORS THEREUNTO AUTHORIZED, ATTESTED BY CHARLES A. MCPHEE, SENIOR VICE PRESIDENT AND ITS COMMON SEAL HEREUNTO AFFIXED THIS 18th DAY OF February, 2015.

PS LPT PROPERTIES INVESTORS
A MARYLAND REAL ESTATE INVESTMENT TRUST

BY: DAVID F. DOLL, SENIOR VICE PRESIDENT

ATTEST: Charles A. McPhee
CHARLES A. MCPHEE, SENIOR VICE PRESIDENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON February 17, 2015 BEFORE ME, Meaghan McCloy,
PERSONALLY APPEARED DAVID F. DOLL, WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, HE OR SHE, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

Meaghan McCloy
MEAGHAN MCCLOY
COUNTY CLERK

IN TESTIMONY WHEREOF, OCC II, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEVEN J. GIBSON, MANAGER OF OCC II MANAGEMENT, L.L.C., ITS GENERAL PARTNER THEREUNTO AUTHORIZED, ATTESTED BY James L. McPhee, Jr. DAY OF February, 2015.

OCC II, L.P.
A TEXAS LIMITED PARTNERSHIP,

BY: OCC II MANAGEMENT, L.L.C.,
ITS GENERAL PARTNER

ATTEST: James L. McPhee, Jr.
(NAME) James L. McPhee, Jr.

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN J. GIBSON, MANAGER OF OCC II MANAGEMENT, L.L.C., GENERAL PARTNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT, AND AS THE ACT AND DEED OF SAID PARTNERSHIP.

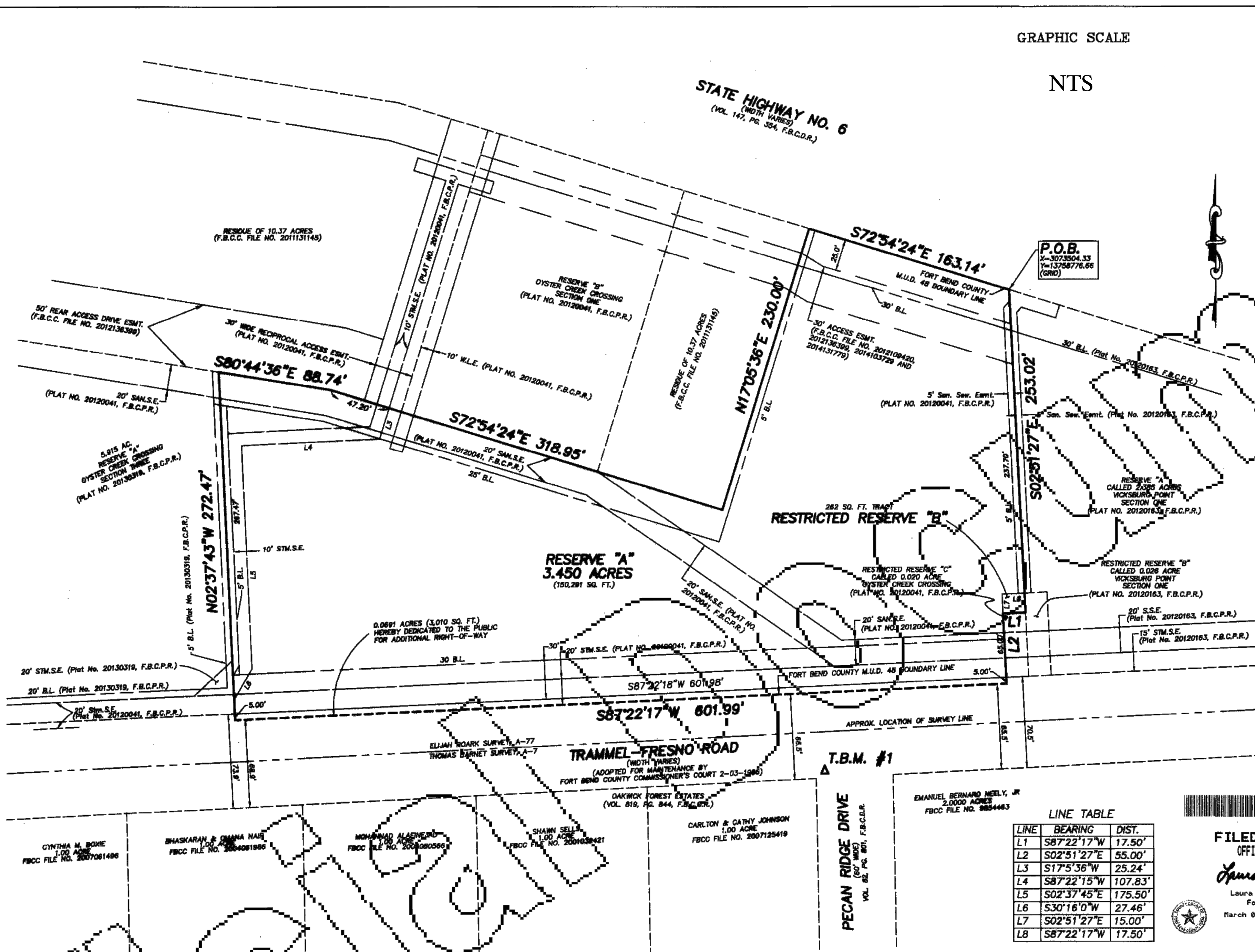
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 25th DAY OF February, 2015.

James L. McPhee, Jr.
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES: 10-2-18

I, RANDY S. MCCLendon AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT FERROUS METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

Randy S. Mcclendon
RANDY S. MCCLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4079



LINE TABLE		
LINE	BEARING	DIST.
L1	S87°22'17"W	17.50'
L2	S02°51'27"E	55.00'
L3	S17°5'36"W	25.24'
L4	S87°22'15"W	107.83'
L5	S02°37'45"E	175.50'
L6	S30°16'0"W	27.46'
L7	S02°51'27"E	15.00'
L8	S87°22'17"W	17.50'

ACREAGE SUMMARY			
RESERVE	PURPOSE	SQ FEET	ACRES
A	COMMERCIAL	150,291	3.450
B	LIFT STATION	262	0.0060
	DEDICATED ADDITIONAL RIGHT-OF-WAY	3,010	0.0691
TOTAL		153,563	3.525

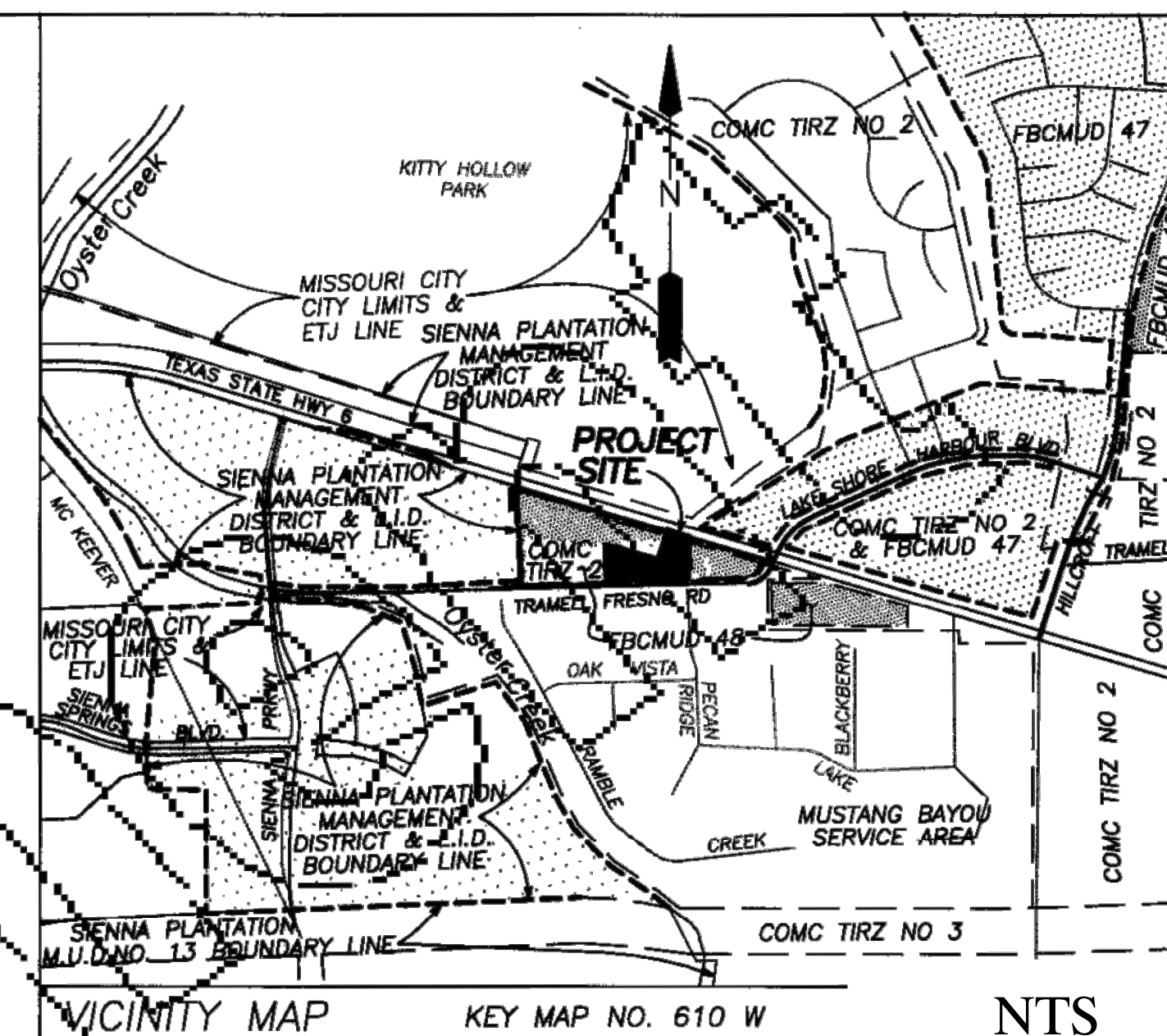
GENERAL NOTES

- B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; S.E. INDICATES STORM SEWER EASEMENT; S.E. INDICATES SANITARY SEWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; W.L. INDICATES WATER LINE EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PUBLIC RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY DEED RECORDS; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.C. INDICATES FORT BEND COUNTY CLERK'S L & S RECORDS; LANDSCAPE AND SIDEWALK EASEMENTS; F.M.E. INDICATES FORCE MAIN EASEMENTS; D.E. INDICATES DRAINAGE EASEMENTS.
- THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THIS PLAT.
- ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.02(11) OF THE ADMINISTRATIVE PLATING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 70.0 FEET ABOVE MEAN SEA LEVEL (NAVD 83, 2001 ADJUSTMENT). THE TOP OF SLAB ELEVATIONS AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, AND RESERVES.
- BENCHMARK: 4-INCH BRASS DISK SET IN CONCRETE STAMPED POND03 LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO RD. ELEVATION = 66.07, NAVD 83, 2001 ADJ.
- TBM #1: BOX CUT ON THE WEST END OF A CULVERT AT THE SOUTHWEST CORNER OF PECAN RIDGE AND TRAMMEL-FRESNO. ELEV. = 70.57' NAVD 83, 2001 ADJ.
- THIS PLAT LIES ENTIRELY WITHIN FORT BEND COUNTY, FORT BEND COUNTY SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, FORT BEND COUNTY MUD NO. 48, THE INCORPORATED LIMITS OF THE CITY OF MISSOURI CITY, AND WITHIN FORT BEND COUNTY LIGHTING ORDINANCE ZONE NO. 3.
- FIVE EIGHTHS (5/8) INCH IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED 'TBM #207' WILL BE SET ON ALL UNMARKED PERMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN F.B.C.C. FILE NO. 2012109420, 2012136399, 2014103729, 2014128495 AND 2014131779 AND PLAT NO. 20120041, F.B.C.P.R.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, OF NO. MCS-571083-A, EFFECTIVE DATE FEBRUARY 18, 2015. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- ALL BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY MULTIPLYING BY A FACTOR OF 1.000129499.

- NO BUILDING OR OTHER PERMIT WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS WITHIN THIS SUBDIVISION UNIT, SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-208 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER AS REQUIRED BY THE CITY OF MISSOURI CITY. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82.184 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION IS DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL, WHICH ALLOWS STREET FLOODING WITH INTENSE ANNUAL EVENTS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THESE EASEMENTS WERE SHOWN ON PLAT NO. 20120041, F.B.C.P.R. BUT WERE NOT WITHIN THE BOUNDARIES OF THE ACTUAL SUBDIVISION ACREAGE. THIS PLAT SERVES TO AFFIRM AND/OR HEREBY DEDICATE THESE EASEMENTS.
- THE 36" TEMPORARY STORM SEWER EASEMENTS DEDICATED ON PLAT NO. 20120041, F.B.C.P.R. IS HEREBY ABANDONED WITHIN THE LIMITS OF THIS 3.519 ACRE SUBDIVISION PLAT.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(a) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THIS PROPERTY IS SUBJECT TO ACCESS EASEMENT AND AGREEMENTS DESCRIBED IN F.B.C.C. FILE NO. 2012109420, 2012136399, 2014103729 AND 2014131779.

GRAPHIC SCALE

NTS



THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS FINAL PLAT AND SUBDIVISION OF OYSTER CREEK-CROSSING SECTION FOUR, IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 18th DAY OF February, 2015.

BY: Sonya Brown-Marshall
SONYA BROWN-MARSHALL, CHAIRMAN

STATE OF TEXAS

COUNTY OF FORT BEND

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON March 2, 2015, AT 9:35 O'CLOCK A.M., IN PLAT NO. 0016057 OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WITHIN.

Meaghan McCloy
MEAGHAN MCCLOY
COUNTY CLERK

5 PGS
PLAT ATTACH

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Laura Richard
Laura Richard, County Clerk
Fort Bend County, Texas
March 02, 2015 09:35:07 AM
FEE: \$148.00 NOT
PLAT

FINAL PLAT OYSTER CREEK CROSSING SECTION FOUR 3.525 ACRES

IN THE ELIJAH ROARK SURVEY,
ABSTRACT NO. 77
CITY OF MISSOURI CITY
FORT BEND COUNTY, TEXAS

BEING ALL OF 3.519 ACRES DESCRIBED IN
F.B.C.C. FILE NO. 2014131806, F.B.C.O.P.R.

1 BLOCK
FEBRUARY 18, 2015

2 RESERVES
JOB NO. JC/04-1411P

OWNERS:

OCC II, L.P., A TEXAS LIMITED PARTNERSHIP
OCC II MANAGEMENT, L.L.C.
ITS GENERAL PARTNER
STEVEN J. GIBSON, MANAGER
3000 EDWARDS
HOUSTON, TEXAS 77018
(713) 681-3960

PS LPT PROPERTIES INVESTORS,
A MARYLAND REAL ESTATE INVESTMENT TRUST
DAVID F. DOLL, SENIOR VICE PRESIDENT
700 WESTERN AVE., 2ND FLOOR
GLENDALE, CA 91201-8597
(618) 244-0808

SURVEYOR:
TEXAS SURVEYING, INC.
18010 W. AIRPORT BOULEVARD, SUITE 400
SUGAR LAND, TEXAS 77478
(281) 240-9009

PLAT
C0.3

STATE OF TEXAS
COUNTY OF FORT BEND

WE, OCC II, L.P., A TEXAS LIMITED PARTNERSHIP, ACTING BY AND THROUGH STEVEN J. GIBSON, BEING THE MANAGER OF OCC II MANAGEMENT, LLC, GENERAL PARTNER, OF OCC II, L.P., OWNERS OF THE 2.052 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OYSTER CREEK CROSSING SECTION ONE; AND WE WESTBOUND BANK, A TEXAS BANKING CORPORATION, ACTING BY AND THROUGH ROBERT J. KRAMER, PRESIDENT/CHIEF EXECUTIVE OFFICER OF WEST BOUND BANK, A TEXAS BANKING CORPORATION, OWNERS OF THE 6.000 ACRE TRACT DESCRIBED AS THE ADJOINING TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF OYSTER CREEK CROSSING SECTION TWO; DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION AND DEVELOPMENT PLAN OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID MAPS OR PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY. WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21'6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBTSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

IN TESTIMONY WHEREOF, OCC II, L.P., A TEXAS LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY OCC II MANAGEMENT, LLC, ITS GENERAL PARTNER, THEREUNTO AUTHORIZED, BY ITS MANAGER, STEVEN J. GIBSON, AND ITS COMMON SEAL, HEREUNTO AFFIXED THIS _____ DAY OF _____, 2012.

OCC II, L.P.,
A TEXAS LIMITED PARTNERSHIP
BY: OCC II MANAGEMENT, LLC,
ITS GENERAL PARTNER

BY: *Steven J. Gibson*
STEVEN J. GIBSON, MANAGER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN J. GIBSON, MANAGER OF OCC II MANAGEMENT, LLC, GENERAL PARTNER OF OCC II, L.P., A TEXAS LIMITED PARTNERSHIP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF JANUARY, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
JO GILBERT
JO GILBERT
NOTARY PUBLIC, STATE OF TEXAS
COM. 00387628
Oct 2, 2012

IN TESTIMONY WHEREOF, WESTBOUND BANK, A TEXAS BANKING CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT J. KRAMER, ITS PRESIDENT/CHIEF EXECUTIVE OFFICER, THEREUNTO AUTHORIZED, THIS 26 DAY OF JANUARY, 2012.

WESTBOUND BANK
A TEXAS BANKING CORPORATION

BY: *Robert J. Kramer*
ROBERT J. KRAMER, PRESIDENT/CHIEF EXECUTIVE OFFICER

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT J. KRAMER, PRESIDENT/CHIEF EXECUTIVE OFFICER, OF WESTBOUND BANK, A TEXAS BANKING CORPORATION, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 26 DAY OF JANUARY, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
Alicia A. Riviere
ALICIA A. RIVIERE
Notary Public, State of Texas
My Commission Expires
April 24, 2013

I, R.S. McCLENDON, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "TEXAS 4079" AND A LENGTH OF NOT LESS THAN THREE (3) FEET (SEE NOTE 12).

R.S. McClendon
R.S. McCLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4079



STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF OYSTER CREEK CROSSING SECTION ONE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT THIS 21 DAY OF DECEMBER, 2012.

Ron Lee
RON LEE, CHAIRMAN
Sonya Brown
SONYA BROWN-MARSHALL, VICE CHAIRMAN

I, DIANNE WILSON, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON 26 DAY OF JANUARY, 2012, AT 1:20 O'CLOCK P.M. IN PLAT NUMBER 20120041 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

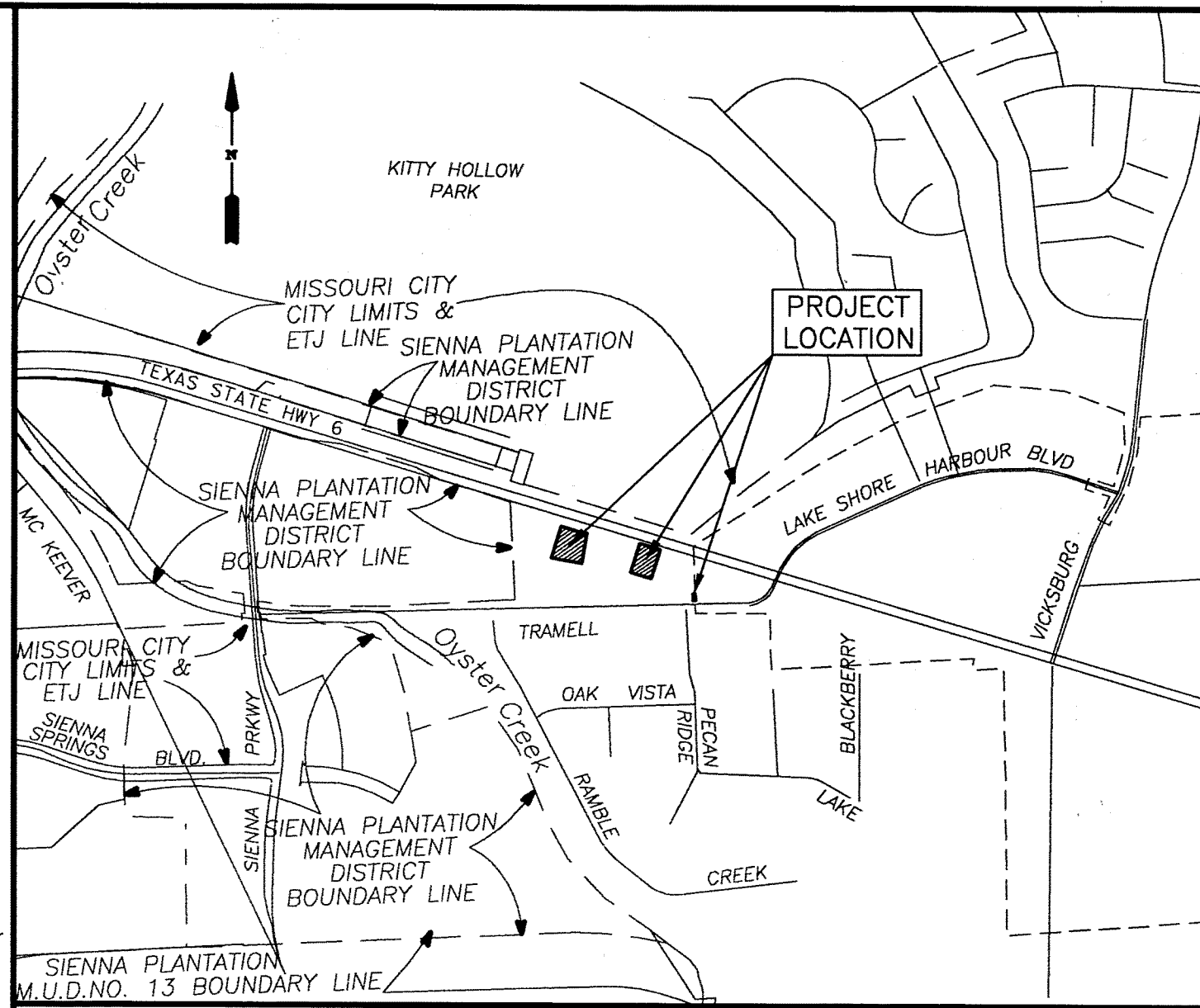
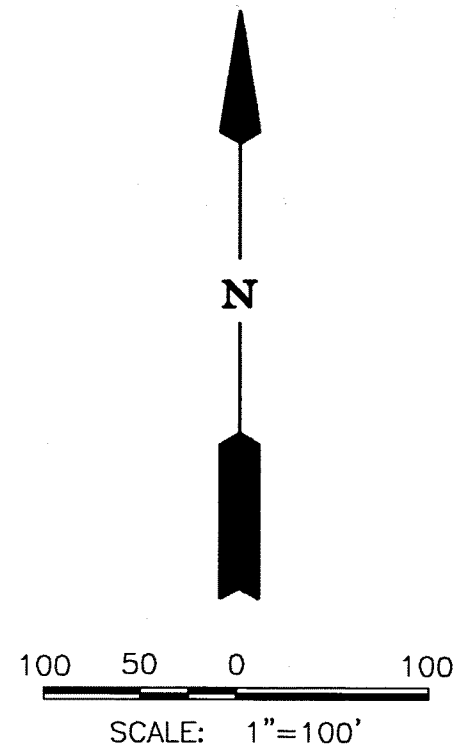
Dianne Wilson
DIANNE WILSON, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: *Vera Glover*
VERA GLOVER
DEPUTY



RESERVE TABLE			
RESERVE	ACREAGE	SQ.FT.	TYPE
A	1.187	51,704	RESTRICTED TO COMMERCIAL USE
B	0.845	36,800	RESTRICTED TO COMMERCIAL USE
C	0.020	875	RESTRICTED TO LIFT STATION SITE
TOTAL	2.052	89,379	

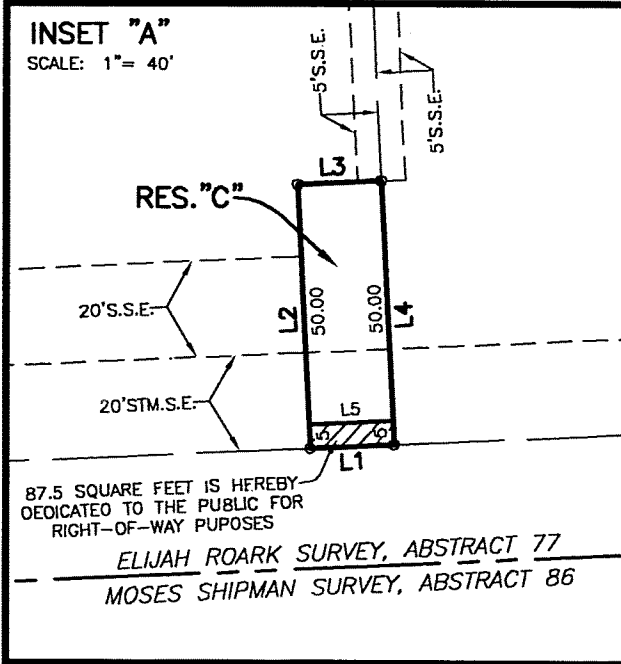
COMMUNITIES FOUNDATION OF TEXAS, INC.,
KITTY HOLLOW PARK
CALLED 455.0989 ACRES
VOL. 2369, PG 1694
F.B.C.O.R.



VICINITY MAP
SCALE: 1"= 1,200'

CURVE TABLE						
CURVE	RADIUS	TANGENT	CHORD	ARC	DELTA	CHORD BEARING
C1	218.00	37.89	74.67	75.04	19-43-19	S 07-13-57 W
C2	182.00	31.64	62.34	62.65	19-43-19	S 07-13-57 W
C3	118.00	31.69	61.22	61.92	30-04-03	N 32-07-38 E
C4	82.00	22.02	42.54	43.03	30-04-03	N 32-07-38 E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 87-22-17 E	17.50
L2	S 02-51-27 E	55.00
L3	S 87-22-17 W	17.50
L4	N 02-51-27 W	55.00
L5	N 87-22-17 E	17.50
L6	S 72-54-24 E	62.00
L7	S 17-05-36 W	10.00
L8	S 72-54-24 E	25.00
L9	S 17-05-36 W	10.00
L10	S 72-51-46 E	13.00
L11	S 17-05-36 W	76.09
L12	S 17-05-36 W	76.10
L13	S 72-53-06 E	13.00
L14	S 09-15-24 W	15.00
L15	S 72-54-24 E	27.00
L16	S 72-54-24 E	62.00
L17	S 17-05-36 W	10.00
L18	S 72-54-24 E	25.00
L19	N 72-54-24 W	13.00
L20	S 17-05-36 W	121.00
L21	S 47-09-39 W	71.53
L22	N 02-37-43 W	15.94
L23	S 47-09-39 W	89.43
L24	S 17-05-36 W	121.00
L25	N 72-54-24 W	13.00
L26	S 72-54-24 E	27.00
L27	S 17-05-36 W	10.00
L28	N 09-15-24 E	2.50
L29	N 09-15-24 E	2.50



NOTES:

1. B.L. INDICATES BUILDING LINE; U.E. INDICATES UTILITY EASEMENT; STM.S.E. INDICATES STORM SEWER EASEMENT; S.S.E. INDICATES SANITARY SEWER EASEMENT; W.L.E. INDICATES WATER LINE EASEMENT; D.E. INDICATES DRAINAGE EASEMENT; H.L. & P.E. INDICATES HOUSTON LIGHTING AND POWER EASEMENT; A.E. INDICATES AERIAL EASEMENT; F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS; F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS; F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS; F.M.E. INDICATES FORCE MAIN EASEMENT; E.E. INDICATES ELECTRICAL EASEMENT.
2. BENCHMARK: FND. 4 INCH BRASS DISK SET IN CONCRETE LOCATED AT THE SOUTHWESTERN CORNER OF THE INTERSECTION OF SIENNA PARKWAY AND TRAMMEL-FRESNO ROAD. SURVEY MARKER NO. PCM-003
ELEV.= 66.07' (NAVD-88, 2001 ADJUSTMENT)
3. T.B.M. INDICATES TEMPORARY BENCHMARK
A SQUARE CHISELED IN CONCRETE LOCATED AT THE NORTHEAST CORNER OF THE SOUTH CONCRETE HEADWALL FOR CULVERT PIPE UNDER SH. 6 SOUTHBOUND LANES, APPROXIMATELY 1800 FEET NORTH-WEST OF THE INTERSECTION OF TRAMMEL-FRESNO AND SH. 6
ELEV.= 62.98' (NAVD-88, 2001 ADJ.)
4. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(1).
5. THE MINIMUM SLAB ELEVATION WILL BE 18" ABOVE TOP OF CURB IN FRONT OF LOTS OR 12" ABOVE THE 100-YEAR FLOOD ELEVATION, WHICHEVER IS GREATER. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE ONE FOOT ABOVE THE 100-YEAR BASE FLOOD ELEVATION AS DETERMINED BY THE FLOOD INSURANCE RATE MAP DATED JANUARY 3, 1997 AND SHALL MEET STANDARDS ESTABLISHED BY FEMA AND ALL APPLICABLE CITY REQUIREMENTS, INCLUDING THE CITY INFRASTRUCTURE CODE AS REQUIRED BY SECTION 82-97 (1) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
6. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 67.00 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
7. ALL BEARINGS REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.9998700169.
8. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
9. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY FIRST AMERICAN TITLE COMPANY, COMMITMENT NO. 1596271-H029, EFFECTIVE JUNE 22, 2011 AND ISSUED JULY 5, 2011. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
10. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN F.B.C.C. FILE NO. 2007037665.
11. THERE ARE NO PIPELINES AND/OR PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
12. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "TEXAS 4079" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
13. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
14. SIDEWALKS SHALL BE CONSTRUCTED BY THE DEVELOPER AS REQUIRED BY THE CITY OF MISSOURI CITY AND SHALL BE LOCATED WITHIN THE LANDSCAPE BACKLASH SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
15. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-16D OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
16. SHARED ACCESS AND PARKING FACILITIES SHALL BE PROVIDED AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-159 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY.
17. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
18. METER LOCATION: IN ACCORDANCE WITH CENTER POINT ENERGY SERVICE STANDARDS, ARTICLE 406.52, ELECTRIC METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
19. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALL OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SENERGY AT 281-778-6250.
20. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLATS IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
21. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION, HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
22. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
23. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
24. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
25. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (800FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

PLAT ATTACHED 2012021210
5 PGS

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2012 Feb 29 12:21 PM
VCL \$150.00

Dianne Wilson, COUNTY CLERK
FT BEND COUNTY TEXAS

OYSTER CREEK CROSSING SECTION ONE

A SUBDIVISION OF 2.052 ACRES OF LAND SITUATED IN THE ELIJAH ROARK SURVEY, ABSTRACT 77, CITY OF MISSOURI CITY, FORT BEND COUNTY, TEXAS.

3 RESERVES (2.052 ACRES)

JOB NO. 1042-1101-309

OWNERS:
OCC II, L.P.

OCC II MANAGEMENT, LLC, ITS GENERAL PARTNER

STEVEN J. GIBSON, MANAGER

2131 SAN FELIPE, HOUSTON, TEXAS 77019
PH. (713) 521-3950

ENGINEER:

LJA Engineering, Inc.

2929 Briarpark Drive
Suite 600
Houston, Texas 77042

Phone 713.953.5200

Fax 713.953.5026

FRN - F-1386

RANDY S. McCLENDON
REGISTERED PROFESSIONAL LAND SURVEYOR,
TEXAS REGISTRATION NO. 4079

DAVID A. RIVERA
LICENSED PROFESSIONAL ENGINEER,
TEXAS REGISTRATION NO. 98365

[illegible]





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Preliminary Plat of Vrindavan Resorts

AGENDA ITEM NUMBER: 6.A.(3)

PROJECT PLANNER: **Gretchen M. Pyle**, Interim Planning Specialist

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: Plat1900179

PROPERTY ID: 0064-00-000-0601-907

LOCATION: North of the Knanaya Homes residential subdivision, south of Scanlin Road, west of Staffordshire Road, the Hunters Green and Quail Green West residential subdivisions.

ZONING DISTRICT DESIGNATION: PD, Planned Development District 105
(Ordinance O-18-01)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A preliminary plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-65 of the Code of Ordinances of the City of Missouri City.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be submitted to the Commission for approval or disapproval.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. PD #105 allows for uses permitted within the MF-2, multifamily residential district.
 - b. A preliminary plat shall not be in recordable form. **Please remove all dedication statements and certificates.**
 - c. The proposed name of the subdivision or development shall be indicated in accordance with Section 2.D(1). **Please label the plat, "preliminary plat" in the title block.**
 - d. The total number of **acres, lots, blocks, AND reserves** shall be indicated in accordance with Section 2.D(3). **The land distribution provided on line 7 of the application is incorrect. The acreage of the proposed reserve (13.3800) plus the proposed 0.2966 acres to be dedicated for public right-of-way is consistent with the acreage for PD #105. Please revise application.**
 - e. All lots and blocks shall be **numbered or lettered consecutively** in accordance with Section 2.D(3). A table should be used listing the identifying letter, use, and acreage of all reserves. **Please correct the spelling of the word acreage in the acreage table.**
 - f. The date on which the plat was drawn shall be indicated in accordance with Section 2.D(6). **Please revise the date to reflect when the plat was submitted for approval (October 2019).**
 - g. The vicinity map must show sufficient detail to a distance of not less than one-half mile in accordance with Section 2.D(9). **Please revise vicinity map to show the Independence Boulevard extension; show municipal utility district boundaries and the city limits within view.**
 - h. The **boundaries of political subdivisions and school districts** within or adjacent to the subdivision for a distance of not less than 200 feet must be indicated in accordance with Section 2.D(12). **Please revise to school political subdivisions (i.e. – city limits, municipal utility district boundaries) and school districts accordingly.**
 - i. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in

accordance with Section 2.D(12). **Please show existing utility easements within 200 feet of the proposed subdivision.**

- j. Building lines shall be labeled in accordance with Section 2.D(17). **A 30 foot building line is shown along Staffordshire Road. PD #105 allows for yards to be in accordance with the MF-2, multifamily residential district. A setback of at least 25 feet is required from a public street; a rear yard of 10 feet and side yards of not less than 5 feet is required. Please revise accordingly.**
- k. An acknowledgement that notice of the subdivision was provided to all utility companies, whether public or private, shall be provided in accordance with Section 2.C. **Please provide copy of notification to Fort Bend County Water Control & Improvement District #2.**

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
- b. A Traffic Impact Analysis shall be submitted in accordance with Section 2.D. **Please provide an updated Traffic Impact Analysis worksheet.**
- c. The location and approximate width or dimension of existing and proposed storm detention areas and drainage easement(s) within the subdivision or within 200 feet of the subdivision shall be indicated in accordance with Section 2.D(15). **A detention pond and maintenance berm shall be dedicated as a detention reserve.**
- d. Contour lines with intervals of one foot, referred to sea level (USGS and city datum), shall be provided to show at least two contour lines within the subdivision in addition to those necessary to clearly show outfall drainage in accordance with Section 2.D(15).

3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division

None.

B. STANDARD PLAT NOTES:

The preliminary plat shall contain all standard notes in accordance with Section 2.D.(26).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- a. Please update the response party in plat note #6. Remove the reference to Camden Park Townhouses Homeowner's Association, update the platting manual and section reference as follows: "...as required by

section 3.C.(14) of the Platting Manual of the City of Missouri City
(September 2019).

2. RESPONSIBLE DEPARTMENT/DIVISION: Public Works/Engineering Division

- a. Please update the section and platting manual reference in plat note #5 to read as follows: "...per section 3.C.(13) of the Platting Manual of the City of Missouri City (September 2019).

-----END OF REPORT-----

WE, VRINDAVAN RESORTS LLC, ACTING BY AND THROUGH, JOSEPH MANAKALATHIL, PRESIDENT, HERINAFTER REFERRED TO AS OWNERS OF THE 13.6766 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF VRINDAVAN RESORTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING ALL LINES, DESIGNATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY TO DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND MYSELF, MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATIONS OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS, OR SIX FEET (6' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30' 0") IN WIDTH.

STATE OF TEXAS
COUNTY OF FORT BEND

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2019.

MY COMMISSION EXPIRES:_____

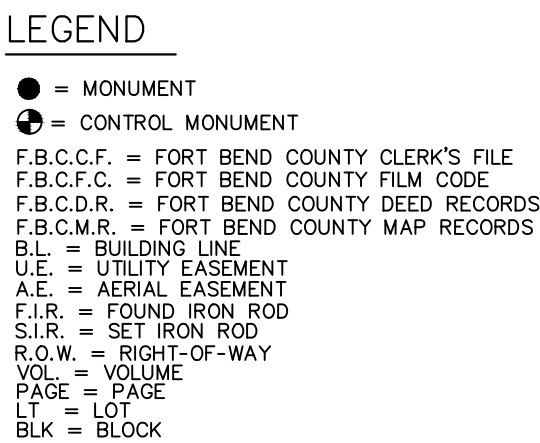
BY: _____
TIMOTHY R. HANEY
VICE CHAIRMAN

CITY OF MISSOURI CITY
14.54 ACRES
LIAM NEAL SURVEY, ABSTRACT 64
VOL. 1982, PG. 155, F.B.C.D.R.

RESERVE "A"	13.3800
R.O.W.	0.2966
TOTAL	13.6766

THENCE SOUTH 47°31'32" EAST (CALLED SOUTH 47°36'22" EAST) WITH THE SOUTHWEST RIGHT-OF-WAY LINE OF SAID STAFFORDSHIRE ROAD A DISTANCE OF 643.33 FEET (CALLED 643.20 FEET) RETURNING TO THE PLACE OF BEGINNING AND CONTAINING 13.6766 ACRES OF LAND.

BY: _____
DEPUTY



PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 09/19/2019
"PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED
RELIED UPON AS A FINAL SURVEY DOCUMENT"

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

GENERAL NOTES:

1: UNLESS OTHERWISE INDICATED, THE BUILDING LINES(B.L.) WHETHER ONE OR MORE, SHOWN ON THIS
SUBDIVISION PLAT ARE ESTABLISHED TO EVIDENCE COMPLIANCE WITH THE APPLICABLE PROVISIONS OF
SECTION 2.D (3), OF THE CODE OF ORDINANCES, CITY OF MISSOURI CITY, TEXAS, IN EFFECT AT THE TIME
THIS PLAT WAS APPROVED, WHICH MAY BE AMENDED FROM TIME TO TIME.

2. SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83), AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988247075 AS NEEDED.

3. ASENT WRITTEN AUTHORIZATION BY THE AFFECTED UTILITIES, ALL UTILITY AND AERIAL EASEMENTS MUST BE KEPT UNOBSTRUCTED FROM ANY NON-UTILITY IMPROVEMENTS OR OBSTRUCTIONS BY THE PROPERTY OWNER. ANY UNAUTHORIZED IMPROVEMENTS OR OBSTRUCTIONS MAY BE REMOVED BY ANY PUBLIC UTILITY AT THE PROPERTY OWNER'S EXPENSE. WHILE WOODEN POSTS AND PANELED WOODEN FENCES BACK UP, THE UTILITY OWNER HAS THE RIGHT TO BACK EXISTING AND LONG REAR LOT LINES ARE PERMITTED, THEY TOO MAY BE REMOVED BY PUBLIC UTILITIES AT THE PROPERTY OWNER'S EXPENSE SHOULD THEY BE AN OBSTRUCTION. PUBLIC UTILITIES MAY PUT SUD WOODEN POSTS AND PANELED WOOD FENCES BACK UP, BUT GENERALLY WILL NOT REPLACE THEM WITH NEW FENCING

4: THERE ARE NO EXISTING PIPELINES WITHIN THE BOUNDARIES OF THE SUBDIVISION.

SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS SHOWN ON THE FLOOD PLAT. THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP (FEMA FIRM MAP NO. 48157C0285L WITH THE EFFECTIVE DATE OF 04/02/2014). THE PROPERTY IS LOCATED WITHIN ZONE "X". BASE FLOOD ELEVATION OF 64.5 FEET. MINIMUM SLAB ELEVATION SHALL BE 65.5 FEET. ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS CURRENTLY IN EFFECT. IF THE PLAT IS RECORDED, FLOOD PLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.

6. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACE; AND CAMDEN PARK TOWNHOUSES HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).

7: ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.

8. IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.

9: SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

10: ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.

11: REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

12: THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.

13: DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY
APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF
ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

14: ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.

15. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.

A 13.6766 ACRES (CALLED 13.744 ACRE) TRACT
OF LAND SITUATED IN THE WILLIAM T. NEAL SURVEY,
ABSTRACT NO. 64 IN
FORT BEND COUNTY, TEXAS

1 RESERVE 1 BLOCK
SEPTEMBER 2019

PRO-SURV
SURVEYING & MAPPING SERVICES
PO BOX 1366
FRIENDSWOOD, TX 77549
PH: 281.996.1113
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300

OWNER
VRINDAVAN RESORTS LLC
1303 FOREST HOLLOW DR
MISSOURI CITY, TX 77459
281-731-4570

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**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Final Plat of Sunandas Performing Arts

AGENDA ITEM NUMBER: 6.A.(4)

PROJECT PLANNER: **Gretchen M. Pyle**, Interim Planning Specialist

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: Plat1900178

PROPERTY ID: 0064-00-000-2900-907 / 0064-00-000-2905-907 / 0064-00-000-2910-907

LOCATION: 3611 Fifth Street

ZONING DISTRICT DESIGNATION: LC-3, retail district

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: None

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The **location, rights-of-way widths, and names** of all **existing and proposed easements**, including pipeline, within or adjacent to the subdivision for a distance of not less than 200 feet shall be indicated in accordance with Section 3.C.(7).
 - b. The owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(a). **The acreage indicated in the owner's acknowledgement (0.7263 acres) does not match the acreage provided on the plat and in the title block. Please clarify and revise accordingly.**
 - c. The execution of owner's acknowledgement must be made a part of the final plat drawing in accordance with Section 3.C(9)(b).
 - d. The lienholder's acknowledgement and subordination statement must be made a part of the final plat drawing in accordance with Section 3.C(9)(c).
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The point of beginning (POB) for the subdivision shall be expressed as Texas State Plane NAD83 grid coordinate values of "X", "Y" as required by the City of Missouri City Design Manual, Section 2.10(G).
 - b. As a condition of preliminary plat approval, the applicant was notified that prior to final plat approval, payment of the Northeast Oyster Creek impact fee is due. Please discuss with Engineering Division the amount for payment.
 - c. All engineering and surveying data must be shown on the final plat in accordance with Section 2.D(3).
 - i. A temporary benchmark (TBM) shall be set **in** the subdivision in accordance with Section 2.D(15). The basis of control for the TBM shall also be indicated.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

B. STANDARD PLAT NOTES:

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division

- a. Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-159 of the Code of Ordinances of the City of Missouri City.

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. Please revise section and platting manual reference in plat note #4 as follows: "...as per Section 3.C.(13) of the Platting Manual of the City of Missouri City (September 2019). Additionally, please add the finished floor elevation to this plat note.

-----END OF REPORT-----

STATE OF TEXAS
COUNTY OF FORT BEND

WE, SUNANDAS PERFORMING ARTS (TEXAS), INC., ACTING BY AND THROUGH SUNANDA NAIR, DIRECTOR, OWNER, HEREINAFTER REFERRED TO AS OWNERS OF THE 0.7263 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING MAP OF SUNANDAS PERFORMING ARTS, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION OF SAID PROPERTY ACCORDING ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY TO DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND MYSELF; MY HEIRS, SUCCESSORS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

I FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMFORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY.

I, MY SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM DAMAGE, OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATIONS OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11' 6") FOR TEN FEET (10' 0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7' 6") FOR FOURTEEN FEET (14' 0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5' 6") FOR SIXTEEN FEET (16' 0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10' 0") FOR TEN FEET (10' 0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8' 0") FOR FOURTEEN FEET (14' 0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7' 0") FOR SIXTEEN FEET (16' 0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16' 0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET(30' 0") IN WIDTH.

IN TESTIMONY WHEREOF, SUNANDAS PERFORMING ARTS (TEXAS), INC HAS CAUSED THESE PRESENTS TO BE SIGNED BY SUNANDA NAIR, DIRECTOR , THEREUNTO AUTHORIZED, THIS ____DAY OF ____,2019.

SUNANDAS PERFORMING ARTS (TEXAS), INC

SUNANDA NAIR, DIRECTOR

STATE OF TEXAS
COUNTY OF FORT BEND

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SUNANDA NAIR, DIRECTOR, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT ONE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN STATED AS THE ACT AND DEED OF SAID CORPORATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____day of ____,2019.

Notary Public in and for the State of Texas

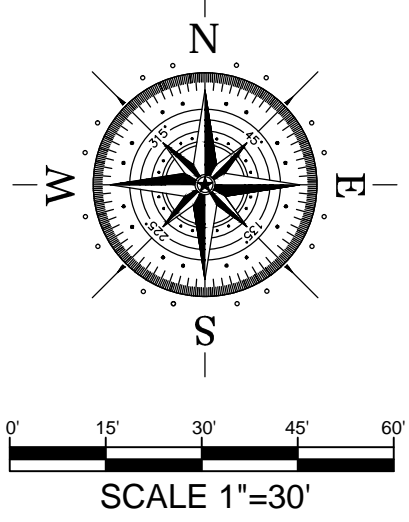
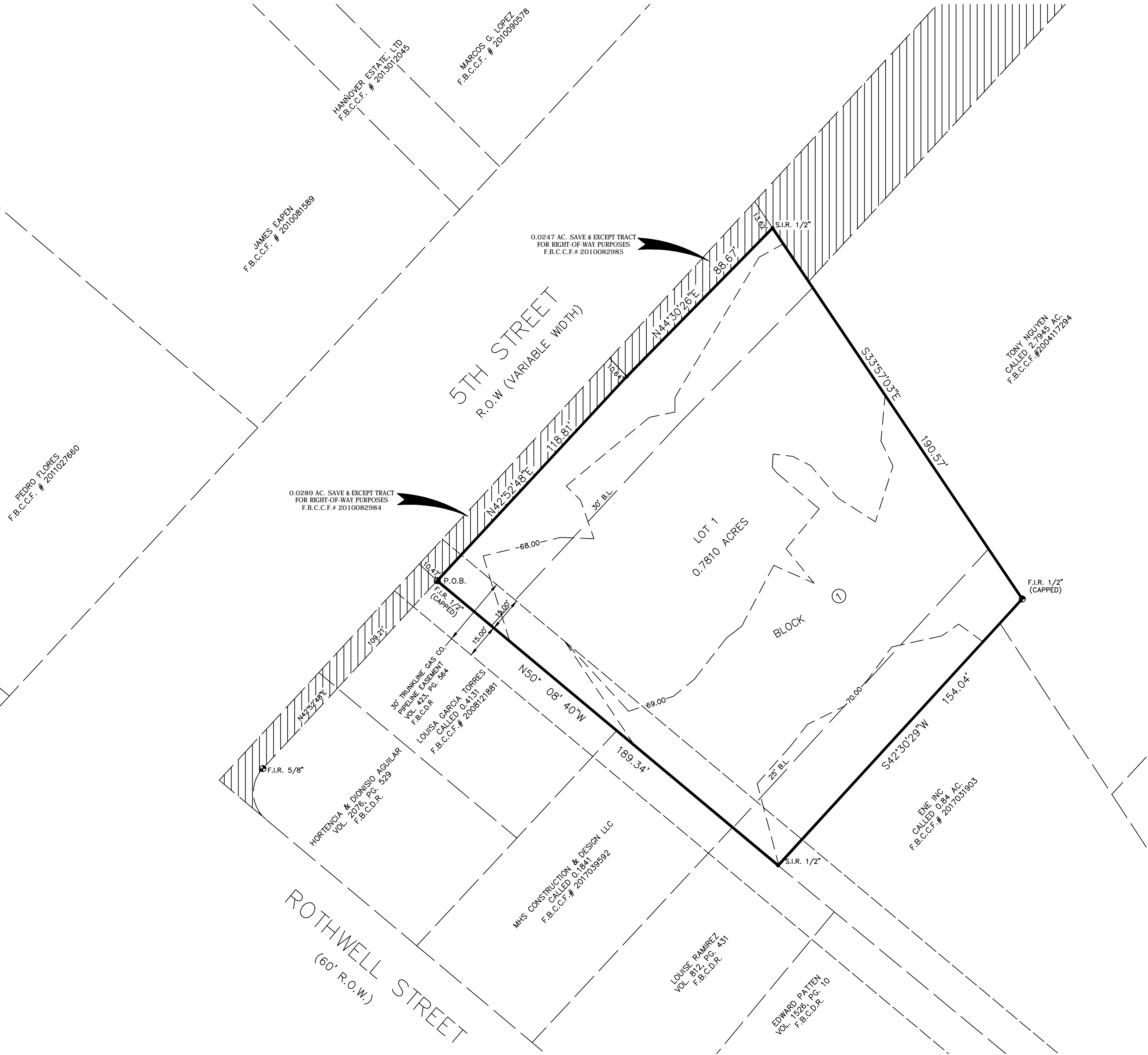
NAME

MY COMMISSION EXPIRES:_____

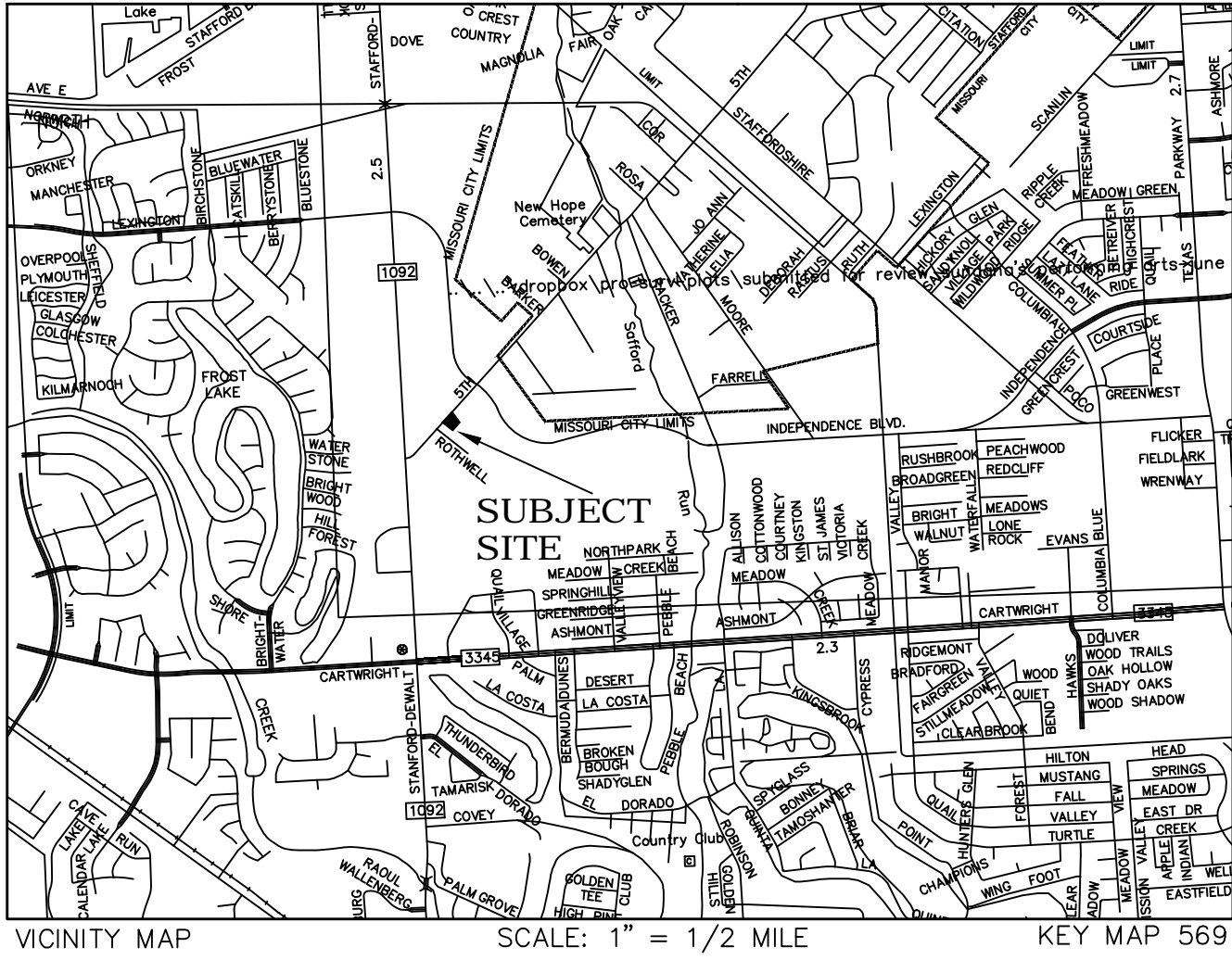
THIS IS TO CERTIFY THAT THE PLANNING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SUNANDAS PERFORMING ARTS IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY, AS SHOWN HEREON, AND AUTHORIZED THE RECORDING OF THIS PLAT THIS ____DAY OF ____,2019.

BY: _____
SONYA BROWN-MARSHALL
CHAIRMAN

BY: _____
TIMOTHY R. HANEY
VICE CHAIRMAN



- LEGEND**
- = MONUMENT
 - = CONTROL MONUMENT
 - F.B.C.C.F. = FORT BEND COUNTY CLERKS FILE
 - F.B.C.D.R. = FORT BEND COUNTY DEED RECORDS
 - B.L. = BUILDING LINE
 - U.E. = UTILITY EASEMENT
 - A.E. = AERIAL EASEMENT
 - F.I.R. = FOUND IRON ROD
 - S.I.R. = SET IRON ROD
 - R.O.W. = RIGHT-OF-WAY
 - VOL. = VOLUME
 - PAGE = PAGE
 - LT = LOT
 - BLK = BLOCK



GENERAL NOTES:

- SURFACE COORDINATES SHOWN HEREON ARE BASED ON TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD83); AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING COMBINED SCALE: 0.99988247075 AS NEEDED.
- THERE ARE EXISTING PIPELINE EASEMENTS WITHIN THE BOUNDARIES OF THE SUBDIVISION.
- BUILDINGS SHALL BE SET BACK A MINIMUM DISTANCE OF 30 FEET FROM ANY PIPELINE OR 15 FEET FROM ANY PIPELINE EASEMENT, WHICHEVER DISTANCE IS GREATER.
- SLAB ELEVATIONS SHALL MEET THE STANDARDS ESTABLISHED BY FEMA AND SHALL MEET ALL APPLICABLE CITY REQUIREMENTS, INCLUDING CHAPTER 46, CITY INFRASTRUCTURE CODE, AND SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 3.C.(11) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014). ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 48157C 0285 L, WITH THE EFFECTIVE DATE OF 04/02/2014, THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "X". ALL FLOODPLAIN INFORMATION NOTED IN THE PLAT REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THAT THE PLAT IS RECORDED. FLOOD PLAT STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE INCORPORATED BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTER POINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SUBSECTION 82-164 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500 FEET FOR RESIDENTIAL DEVELOPMENT AND 300 FEET FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SUBSECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS., IS SUBMITTED TO AND APPROVED BY THE CITY

SUNANDAS PERFORMING ARTS

A SUBDIVISION CONTAINING 0.7810 ACRES OF LAND, (34,019 SQUARE FEET),SITUATED IN THE WILLIAM T. NEAL ONE-QUARTER, (1/4), LEAGUE, ABSTRACT NUMBER 64, FORT BEND COUNTY

1 LOT 1 BLOCK
OCTOBER 2019

PRO-SURV
SURVEYING & MAPPING SERVICES
EMAIL: orders@prosurv.net
T.B.P.E.L.S. FIRM #10119300
P.O. BOX 1366
FRIENDSWOOD,TX 77549
PH.281.996.1113

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OWNER
SUNANDAS PERFORMING ARTS
(TEXAS), INC.
3611 5TH STREET
STAFFORD, TEXAS 77477
504-914-6990

I, TOBY PAUL COUCHMAN, AM AUTHORIZED (OR REGISTERED) UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN THREE-QUARTER (3/4) INCH AND A LENGTH OF NOT LESS THAN THREE (3) FEET; AND THAT THE PLAT BOUNDARY CORNERS HAVE BEEN TIED TO THE NEAREST SURVEY CORNER

TOBY PAUL. COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

I, TOBY P. COUCHMAN, DO HEREBY CERTIFY THAT ALL EXISTING ENCUMBRANCES, SUCH AS VARIOUS TYPES OF EASEMENTS BOTH PUBLIC AND PRIVATE, FEE STRIPS AND ALL SIGNIFICANT TOPOGRAPHICAL FEATURES WHICH WOULD AFFECT THE PHYSICAL DEVELOPMENT OF THE PROPERTY ILLUSTRATED ON THIS PLAT ARE ACCURATELY IDENTIFIED AND LOCATED AND FURTHER CERTIFY THAT THIS PLAT REPRESENTS ALL OF THE CONTIGUOUS LAND WHICH THE OWNER OWNS OR HAS A LEGAL INTEREST IN.

PURPOSE OF DOCUMENT: PLAT REVIEW
SURVEYOR OF RECORD: TOBY PAUL COUCHMAN
REGISTRATION #5565
RELEASE DATE: 10/23/2019
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEW OR RELIED UPON AS A FINAL SURVEY DOCUMENT

TOBY PAUL COUCHMAN, RPLS
TEXAS REGISTRATION NO. 5565

METES & BOUNDS

BEGINNING AT A CAPPED, (PRECISION), IRON ROD SET ON THE EAST RIGHT-OF-WAY LINE OF 5TH STREET FOR THE SOUTHEAST CORNER OF SAID 0.0289 ACRE SAVE AND EXCEPT TRACT, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO FRANK FISHER, JR. BY INSTRUMENT RECORDED IN VOLUME 500, PAGE 252, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING THE SOUTHWEST CORNER OF THE REMAINDER OF SAID 0.43 ACRE TRACT, SAME BEING THE WEST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE, N 42°52'48" E, WITH THE EAST RIGHT-OF-WAY LINE OF 5TH STREET, SAME BEING THE COMMON LINE OF SAID 0.0289 ACRE SAVE AND EXCEPT TRACT, A DISTANCE OF 118.81 FEET TO A CALCULATED POINT FOR AN ANGLE POINT IN THE EAST RIGHT-OF-WAYLINE OF 5TH STREET, SAME BEING THE EAST CORNER OF SAID 0.0289 ACRE SAVE AND EXCEPT TRACT, SAME BEING THE SOUTH CORNER OF SAID 0.0247 ACRE SAVE AND EXCEPT TRACT, SAME BEING A CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 44°30'26" E, WITH THE EAST RIGHT-OF-WAY LINE OF 5TH STREET, SAME BEING THE COMMON LINE OF SAID 0.0247 ACRE SAVE AND EXCEPT TRACT, A DISTANCE OF 88.67 FEET TO A CALCULATED POINT FOR THE WEST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE CITY OF MISSOURI CITY BY INSTRUMENT RECORDED IN DOCUMENT OF NO. 9639383 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, SAME BEING THE NORTHWEST CORNER OF THE REMAINDER OF SAID 0.2019 ACRE TRACT, SAME BEING THE NORTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 33°57'03" E, IN PART WITH THE COMMON LINE OF SAID CITY OF MISSOURI CITY TRACT AND THE COMMON LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE TONY NGUYEN BY INSTRUMENT RECORDED IN DOCUMENT OF NO. 2004117284 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, A DISTANCE OF 190.57 FEET TO A CALCULATED POINT FOR THE NORTHEAST CORNER OF THE REMAINDER OF SAID 0.50 ACRE TRACT, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, S 42°30'29" W, IN PART WITH THE COMMON LINE OF THE REMAINDER OF SAID 0.50 ACRE TRACT AND THE COMMON LINE OF SAID 0.43 ACRE TRACT, SAME BEING THE COMMON LINE OF THAT CERTAIN CALLED 0.840 ACRE TRACT OF LAND AS CONVEYED TO THE JOSE RAMON EUSEDA BY INSTRUMENT RECORDED IN DOCUMENT OF NO. 2016013839 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, A DISTANCE OF 154.04 FEET TO A 5/8" IRON ROD FOUND ON THE COMMON LINE OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO LOUISE RAMIREZ BY INSTRUMENT RECORDED IN VOLUME 812, PAGE 431, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, FOR THE WEST CORNER OF SAID 0.840 ACRE TRACT, SAME BEING THE SOUTH CORNER OF SAID 0.43 ACRE TRACT, SAME BEING THE SOUTH CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, N 50°08'40" W, IN PART WITH THE COMMON LINE OF SAID RAMIREZ TRACT, SAME BEING THE COMMON LINE OF SAID 0.43 ACRE TRACT, PASS AT A DISTANCE OF 25.88 FEET A CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID RAMIREZ TRACT, SAME BEING THE EAST CORNER OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO THE PATTI AND GARY HANCOCK BY INSTRUMENT RECORDED IN DOCUMENT OF NO. 2002113317 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, PASS AT A DISTANCE OF 80.23 FEET A CAPPED IRON ROD FOUND FOR THE NORTH CORNER OF SAID HANCOCK TRACT, SAME BEING THE EAST CORNER OF THE REMAINDER OF SAID FISHER TRACT, AND CONTINUING FOR A TOTAL DISTANCE OF 189.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.7810 ACRES OF LAND, (34,019 SQUARE FEET), MORE OR LESS.




**PLANNING AND ZONING COMMISSION
STAFF REPORT**


AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Final Plat of Dry Creek Section 3

AGENDA ITEM NUMBER: 6.S.(5)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**

 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

PERMIT NUMBER: PLAT1900187

PROPERTY ID: 0077-00-000-0584-907/0077-00-000-0390-907

LOCATION: North of Trammel Fresno Road, south of Lake Olympia Parkway, east of Olympia Estates and west of the Fort Bend Parkway

ZONING DISTRICT DESIGNATION: PD, Planned Development District #88
(Ordinance O-18-24)

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: N/A

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

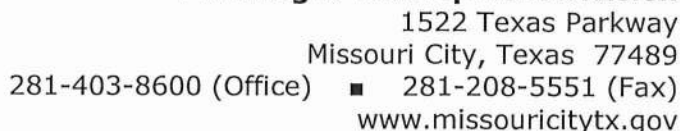
1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. A Parkland Dedication shall be provided in accordance with Subsection 82-174 of the Code of Ordinances of the City of Missouri City. **A parkland dedication was approved by the Missouri city Council on March 6, 2017 for the provision of trails and for a cash payment for 50 percent of the total number of residential lots. Plat note #27 indicates the provision of trails however it is not clear on the plat where these trails would be located. Please clarify. Additionally, any reserves that were identified on the dedication for the purpose of parkland, should be labeled accordingly.**
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. In accordance with the Dry Creek Road and Drainage Agreement, a secondary access easement was approved by the City Council on November 4, 2019 to allow for the construction of secondary access from Trammel Fresno Road into the development. **All conditions in the executed agreement shall be met prior to the submission of a mylar for signature.**
 - b. A capacity allocation for utility service to the development shall be secured separately prior to connection to water and wastewater facilities in accordance with Section 1.06 of the Public Infrastructure Design Manual. **Mustang Bayou impact fees are required to be paid upon the submission of a mylar for signature and prior to release of such mylar for recordation.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

B. STANDARD PLAT NOTES:

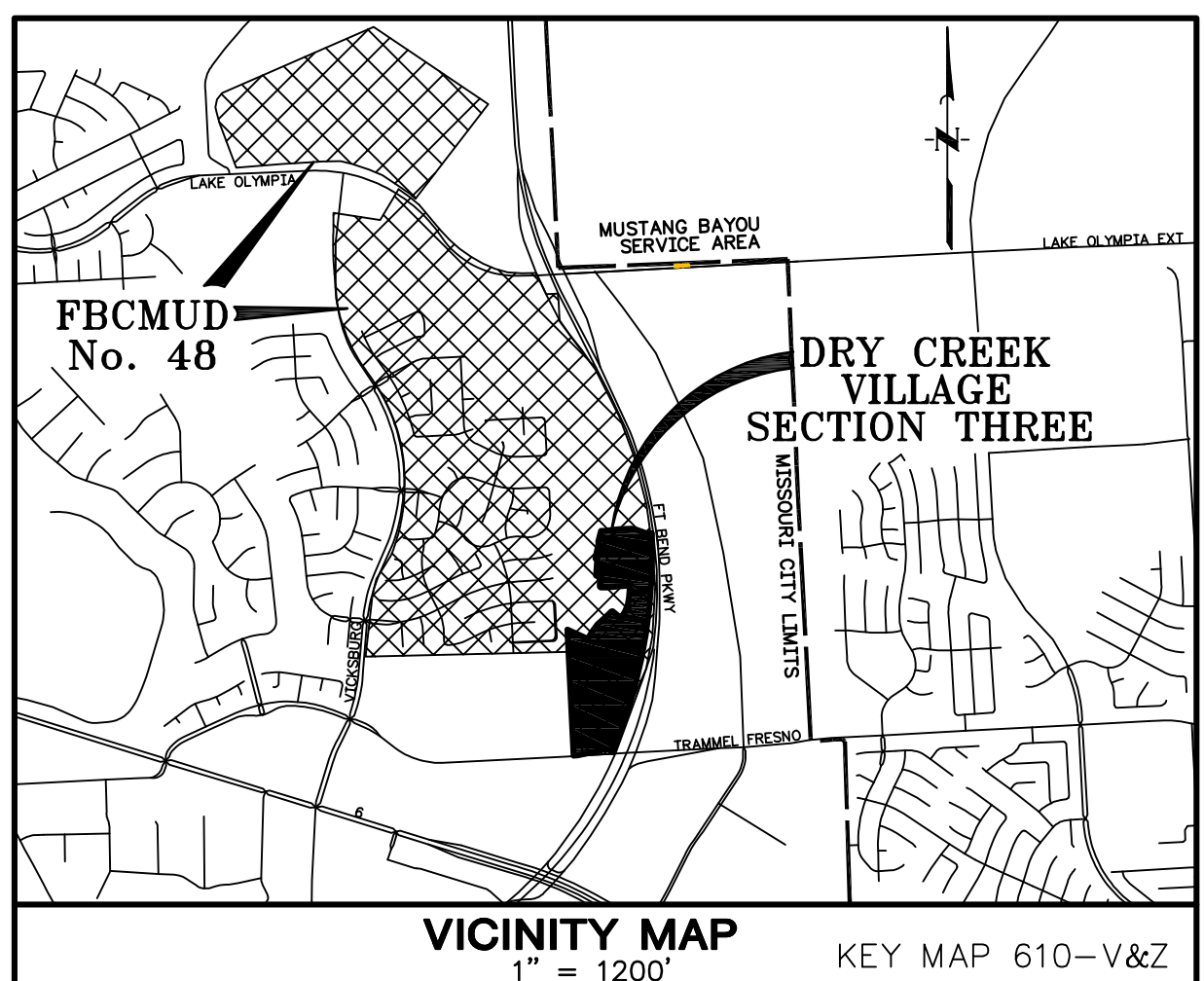
The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

-----END OF REPORT-----




C RESTRICTED RESERVE "C"
Restricted to Drainage
Purposes Only
4.2151 AC
183,609 Sq Ft



- 1) All of the property subdivided in the above and foregoing plot is within the incorporated boundaries of the City of Missouri City, Texas.
- 2) Shared access and parking facilities shall be provided as required under the provisions of Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 3) In accordance with Central Point Energy Electrical Service Manual, Article 421.2, electric meters shall be located in a position that is accessible at all times without customer assistance. Access to the meter shall not be blocked by gates, walls or fences.
- 4) Driveway Approach: In accordance with the Missouri City Driveway Approach Policy as required under the provisions of Subsection 82-160 of the Code of Ordinances of the City of Missouri City, Texas.
- 5) Sidewalks shall be constructed as required by Subsection 82-164 of the Code of Ordinances of the City of Missouri City, Texas.
- 6) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 7) The City of Missouri City, Texas, shall be responsible for the construction of driveways, sidewalks, emergency access easements, recreational area and open space; and the Dry Creek Village Community Association, Inc. shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.1(14) of the Platting Manual of the City of Missouri City, Texas.
- 8) All required utility companies have been contacted and all public utility easements as shown on the above and foregoing plot constitute all of the easements required by the utility companies contacted.
- 9) There are no existing or proposed pipeline easements within the limits of the subdivision.
- 10) No building or other structure shall be constructed or construction of public improvements will be issued by the City of Missouri City, Texas, for construction within this subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the City or the guarantee of construction of public improvements required by Subsection 82-206 of the Code of Ordinances of the City of Missouri City, Texas, is submitted to and approved by the City.
- 11) All slab elevations shall be one foot above the 100-year flood elevation as established by FEMA as per Section 3.C.1(13) of the Platting Manual of the City of Missouri City (September 2019). Per the approved drainage analysis the top of all floor slabs shall be a minimum of 71.50' feet (NAVD 88). Regardless of the elevation slab, the top of the curb and gutter shall be a minimum of 71.50' feet above the point on the perimeter of the slab shall be not less than eighteen (18) inches above natural ground.
- 12) Required fire flows shall be provided based on the size and construction of all buildings as required by the International Fire Code as adopted by the City.
- 13) The placement of fire hydrants shall be provided based on the minimum distance requirements as established in the International Fire Code as adopted by the City (500 feet for residential development and 300 feet for commercial development). All fire hydrants shall be installed according to the International Fire Code as adopted by the City.
- 14) All cul-de-sac radii are fifty feet (50'), unless otherwise noted.
- 15) All blocks corner of cul-de-sac return to be at least 100 feet (100').
- 16) All easements are centered on lot lines unless shown otherwise.
- 17) All building lines along street rights-of-way as shown on the plot.
- 18) Elevations shown herein are based on Missouri City Survey Control Monument Marker No. PCM-003 located at the northeast corner of Sierra Parkway and Trammel-Fresno Road with a published elevation of 66.07 feet, NAVD 88, 2001 Adjustment.
- 19) All drainage and floodway easements shall be kept clear of fences, buildings, plantings and other obstructions to the operations and maintenance of the drainage facility as required by Subsection 82-168(d) of the Code of Ordinances of the City of Missouri City, Texas.
- 20) Restricted Reserve "A" is restricted to landscape/open space purposes only.
Restricted Reserve "A" is 3.0120 acres, 131,205 square feet.
Restricted Reserve "B" is restricted to landscape/open space purposes only.
Restricted Reserve "B" is 0.2112 acres, 13,566 square feet.
Restricted Reserve "C" is restricted to drainage purposes only.
Restricted Reserve "C" is 4.3515 acres, 183,630 square feet.
- 21) The subject plot is located within the boundaries of PD, Planned Development District #88 (Ordinance 0-18-24) and is subject to the regulations and restrictions of the PD #88 including Exhibit C, Residential "Z" Guidelines.
- 22) There shall be a rear building line of not less than 15 feet. Detached garages shall have a rear yard setback of not less than eight feet.
- 23) There shall be a side yard of not less than five feet for interior lots and not less than ten feet for the corner lots of corner lots. The combined side yards between a building on the lot in question and a building on an adjacent lot shall be not less than ten feet. There shall be a side yard of not less than ten feet for accessory buildings or garages on interior lots.
- 24) Garages facing a side street must have a setback of not less than 20 feet.
- 25) Coordinates shown herein are Texas Coordinate System, South Central Zone (Grid) NAD 83. Combined scale factor is 0.999859732.
- 26) Driveway Location - for the lot on the inside of a knuckle or 90 degree turn, driveway must be placed on the lot frontage along the inside approach line prior to the right turn, to avoid sight obstruction safety.
- 27) A parkland dedication was approved by the Missouri City Council on March 6, 2017 for the provisions of trails as noted on the plat and for a cash payment for 50% of the total number of residential lots.
- 28) Buildings shall be set back a minimum distance of 30 feet from any pipeline or 15 feet from any pipeline easement, whichever is greater.
- 29) TBM: Dry Creek Sec 1, on the southwest side of Dry Creek Drive, approximately 300' +/- southeast of the intersection of Dry Creek Drive and Pearl Imman Courte, on the southwest corner of a "H-22" storm inlet manhole.
- 30) The "Restricted Reserve (1' reserve) has been dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plots where such streets abut adjacent acreage tracts, the condition of such dedication being that when the adjacent property is subdivided in a recorded plat, the "Restricted Reserve" shall be dedicated to the public for street right-of-way purposes and the title fee thereto shall revert to and revest in the dedicator, his heirs, assigns or successors.



109 LOTS 3 RESERVES 4 BLOCKS
OCTOBER 2019

PLANNER/ENGINEER/SURVEYOR:
 JONES | CARTER
 Texas Board of Professional Engineers Registration No. F-438

STATE OF TEXAS §

COUNTY OF FORT BEND §

We, DC Development Partners II, LP, a Texas limited partnership acting by and through David R. Glunt, it's Managing Member, herein referred to as Owner of the 31.93 acre tract described in the above and foregoing plat of Dry Creek Village Section Three, do hereby make and establish said subdivision of said property according to all lines, dedications, restrictions and notations on said plat and hereby dedicate to the use of the public forever, all streets, alleys, parks, watercourses, drains, easements and public places shown thereon for the purposes and considerations therein expressed, and do hereby bind myself, my heirs, successors and assigns to warrant and forever defend the title to the land so dedicated.

We further acknowledge that the dedications and/or exactions made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City. We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication or exactions made herein.

Further, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an eleven feet, six inches (11' 6") for ten feet (10' 0") perimeter ground easements or seven feet, six inches (7' 6") for fourteen feet (14' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen feet (16' 0") perimeter ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total twenty-one feet, six inches (21' 6") in width.

Further, Owner have dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally an additional ten feet (10' 0") for ten feet (10' 0") back-to-back ground easements or eight feet (8' 0") for fourteen feet (14' 0") back-to-back ground easements or seven feet (7' 0") for sixteen feet (16' 0") back-to-back ground easements, from a plane sixteen feet (16' 0") above ground level upward, located adjacent to both sides and adjoining said public utility easements that are designated with aerial easements (U.E. & A.E.) as indicated and depicted hereon, whereby the aerial easements total thirty feet (30' 0") in width.

Further, Owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Dry Creek Village Section Three where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

IN TESTIMONY WHEREOF, DC Development Partners II, LP, a Texas limited partnership has caused these presents to be signed by David R. Glunt, its Managing Member, hereunto authorized, and its common seal hereunto affixed

this day of 2019.

DC Development Partners II, LP,
a Texas limited partnership

By: David R. Glunt, Managing Member

STATE OF TEXAS §

COUNTY OF FORT BEND §

BEFORE ME, the undersigned authority, on this day personally appeared David R. Glunt, Managing Member, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein and herein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of , 2019

(Signature of Notary Public)
Notary Public in and for the State of Texas

I, Steven Jares, am registered under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and correct, was prepared from an actual survey of the property made under my supervision on the ground, that all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other suitable permanent metal) pipes or rods having an outside diameter of not less than three-quarter inch and a length of not less than three feet; except as shown hereon; and that the plat boundary corners have been tied to the nearest survey corner.

Steven Jares
Registered Professional Land Surveyor
No. 5317

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°18'16"E	45.96'
L2	N83°15'06"E	135.48'
L3	N87°05'57"E	148.74'
L4	S78°36'52"E	49.55'
L5	S70°33'48"E	129.08'
L6	N87°45'32"E	45.18'
L7	N66°36'49"W	68.45'
L8	S78°23'29"W	321.85'
L9	S82°30'14"W	43.00'
L10	N02°54'03"W	70.99'
L11	N81°38'34"W	91.74'
L12	S00°00'00"W	73.95'
L13	S82°28'16"W	60.52'
L14	N00°00'00"W	81.88'
L15	S81°38'34"E	86.50'
L16	N02°54'03"W	1224.13'
L17	S65°30'31"E	244.50'
L18	N27°53'22"E	76.38'
L19	N35°33'04"E	107.86'
L20	N48°14'24"E	157.87'
L21	N43°27'18"E	47.58'
L22	N85°40'15"E	14.81'
L23	S52°08'48"E	115.00'
L24	S88°58'28"W	52.98'
L25	S85°00'28"W	49.51'
L26	S84°29'39"W	152.32'
L27	N88°34'38"W	59.92'
L28	N43°34'38"W	14.14'
L29	N01°25'22"E	115.00'
L30	N03°51'26"E	181.44'
L31	N86°08'34"W	18.99'
L32	N11°44'11"E	184.60'
L33	N13°06'26"E	120.00'
L34	N84°20'39"E	130.02'
L35	N88°48'03"E	22.57'
L36	N43°58'50"E	6.00'
L37	N84°29'39"E	107.98'
L38	N52°22'15"W	52.44'
L39	N48°14'24"E	95.00'
L40	N13°01'16"W	5.71'
L41	N06°10'13"W	156.60'
L42	N85°05'19"E	50.93'
L43	N87°06'02"E	232.66'
L44	N02°53'58"W	8.00'
L45	N00°02'19"W	178.98'
L46	N89°57'45"E	53.31'
L47	N87°06'02"E	104.38'
L48	N57°05'35"W	30.60'
L49	N76°34'38"E	79.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L50	N81°38'34"W	91.74'
L51	N46°19'00"W	22.83'
L52	N00°00'00"W	92.49'
L53	N14°51'12"W	45.81'
L54	N01°24'31"W	71.70'
L55	N00°46'30"W	76.45'
L56	N00°16'42"E	101.93'
L57	N01°19'54"E	101.93'
L58	N02°23'06"E	101.93'
L59	N03°26'18"E	101.93'
L60	N04°29'30"E	104.33'
L61	N05°35'30"E	103.06'
L62	N06°38'02"E	75.20'
L63	N10°14'12"E	236.11'
L64	N35°54'45"W	12.94'
L65	N10°25'06"E	145.49'
L66	N86°46'03"E	47.59'
L67	N47°27'35"E	20.00'
L68	N48°04'32"W	26.42'
L69	N26°56'56"E	18.77'
L70	N15°32'49"E	125.93'
L71	N50°36'51"E	20.00'
L72	N87°40'40"E	100.14'
L73	N84°43'26"E	98.80'
L74	N87°06'02"E	53.00'
L75	N89°10'50"W	117.20'
L76	N00°52'02"W	126.06'
L77	N74°25'22"W	107.13'
L78	N87°06'02"E	156.49'
L79	N26°28'57"E	20.00'
L80	N78°07'45"E	30.79'
L81	N29°52'33"W	20.00'
L82	N09°37'20"E	104.86'
L83	N87°06'02"E	152.89'
L84	N86°31'43"W	128.15'
L85	N81°44'47"E	59.96'
L86	N48°14'24"E	49.39'
L87	N41°26'56"E	47.75'
L88	N28°42'24"E	47.74'
L89	N16°08'04"E	45.58'
L90	N86°08'34"W	49.38'
L91	N89°32'16"E	49.42'
L92	N84°54'49"E	49.56'
L93	N84°29'39"E	111.57'
L94	N86°52'34"E	49.46'
L95	N89°54'43"E	54.63'
L96	N27°53'22"E	60.62'
L97	N37°18'42"E	55.53'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5579.60'	24°36'43"	2396.77'	S10°03'53"W	2378.38'
C2	480.00'	00°47'57"	6.69'	N82°02'32"W	6.69'
C3	570.00'	10°04'49"	100.28'	N86°40'58"W	100.15'
C4	50.00'	88°16'38"	77.04'	S44°08'19"W	69.64'
C5	110.00'	3°38'01"	6.98'	N01°49'01"E	6.97'
C6	25.00'	54°52'32"	23.94'	N23°48'15"W	23.04'
C7	60.00'	187°35'36"	196.45'	N42°33'17"E	119.74'
C8	25.00'	54°52'32"	23.94'	S71°05'12"E	23.04'
C9	110.00'	6°48'06"	13.06'	N84°52'55"E	13.05'
C10	630.00'	10°04'49"	110.84'	S86°40'58"E	110.69'
C11	420.00'	32°53'03"	241.05'	N21°26'40"E	237.76'
C12	5354.60'	1°19'13"	123.38'	N04°20'32"E	123.37'
C13	1030.00'	2°28'04"	43.76'	N87°21'58"W	43.76'
C14	270.00'	1°22'15"	6.46'	N77°34'42"W	6.46'
C15	300.00'	17°14'32"	90.28'	N86°53'05"W	89.94'
C16	1100.00'	4°18'24"	82.68'	N86°38'51"E	82.66'
C17	55.00'	90°35'29"	86.96'	N45°54'13"W	78.18'
C18	5384.60'	5°36'36"	527.23'	N02°11'50"E	527.02'
C19	800.00'	8°16'41"	129.55'	N89°07'59"E	129.40'
C20	1000.00'	9°21'47"	163.42'	N89°01'33"E	163.24'
C21	450.00'	4°31'46"	339.59'	N26°37'16"E	331.59'
C22	450.00'	54°24'37"	427.34'	N21°02'06"E	411.46'
C23	800.00'	24°44'32"	345.47'	N89°21'00"E	342.79'
C24	2000.00'	6°07'58"	214.07'	N03°06'14"W	213.97'
C25	300.00'	2°00'44"	10.54'	N86°05'40"E	10.53'
C26	300.00'	2°51'43"	14.98'	N88°31'54"E	14.98'
C27	1200.00'	8°59'19"	188.26'	N04°31'55"W	188.06'
C28	80.00'	85°36'12"	119.52'	N33°46'32"E	108.71'
C29	450.00'	2°146'49"	171.06'	N87°28'03"E	170.03'
C30	600.00'	1°15'42"	125.26'	N87°57'24"W	125.03'
C31	65.00'	86°23'45"	98.01'	N43°11'52"E	88.99'
C32	25.00'	31°55'43"	13.93'	N77°27'31"E	13.75'
C33	50.00'	144°58'21"	126.51'	N46°01'10"W	95.36'
C34	25.00'	31°55'43"	13.93'	N10°30'09"E	13.75'
C35	150.00'	47°55'58"	112.44'	N00°25'04"E	109.83'
C36	50.00'	116°23'41"	101.57'	N37°08'25"E	84.99'
C37	150.00'	47°05'52"	123.30'	N71°47'20"E	119.86'
C38	25.00'	100°59'59"	44.07'	N32°12'03"W	38.58'
C39	25.00'	51°02'53"	22.27'	N55°39'58"E	21.54'
C40	50.00'	26°42'13"	230.70'	N17°40'43"W	74.10'
C41	25.00'	34°27'32"	15.04'	N82°43'44"W	14.81'
C42	25.00'	95°24'42"	41.63'	N49°58'40"E	36.99'
C43	25.00'	88°11'56"	38.48'	N50°16'11"W	34.80'
C44	25.00'	32°51'36"	14.34'	N70°40'14"E	14.14'
C45	50.00'	26°40'319"	230.43'	N06°16'06"E	74.28'
C46	25.00'	51°11'43"	22.34'	N67°18'06"W	21.60'
C47	25.00'	89°14'45"	38.94'	N41°14'44"E	35.12'
C48	25.00'	90°23'41"	39.44'	N45°14'06"W	35.48'
C49	25.00'	42°50'00"	18.69'	N65°41'02"E	18.26'
C50	50.00'	26°54'00"	231.84'	N02°53'58"W	73.33'
C51	25.00'	42°50'00"	18.69'	N71°28'58"W	18.26'
C52	25.00'	90°34'15"	39.52'	N44°23'01"E	35.53'
C53	25.00'	54°50'07"	23.93'	N33°26'01"W	23.02'
C54	60.00'	187°30'59"	196.37'	N32°54'25"E	119.74'
C55	25.00'	54°50'07"	23.93'	N80°45'08"W	23.02'
C56	25.00'	92°58'22"	40.57'	N43°51'56"W	36.26'
C57	25.00'	88°31'02"	38.62'	N45°41'46"E	34.89'

This is to certify that the Planning and Zoning Commission of the City of Missouri City, Texas, has approved this plat and subdivision of Dry Creek Village Section Three in conformance with the laws of the State of Texas and the ordinances of the City of Missouri City as shown hereon and authorized the recording of this plat this _____,

day of _____, 2019.

By: Sonya Brown-Marshall
Chair

By: Timothy R. Haney
Vice Chair

I, Laura Richard, County Clerk for Fort Bend County, hereby certify that the foregoing instrument with its certificate of authentication was filed for registration in my office on _____, 2019 at _____ o'clock _____ in Plat Number(s) _____ of the Plat Records of said County.

Witness my hand and seal of office, at Richmond, Texas, the day and date last above written.

Laura Richard
Fort Bend County, Texas

By: Deputy

DRY CREEK VILLAGE SECTION THREE

A SUBDIVISION OF 31.93 ACRES OF LAND
OUT OF THE ELIJAH ROARK LEAGUE, A-77
CITY OF MISSOURI CITY,
FORT BEND COUNTY, TEXAS

109 LOTS 3 RESERVES 4 BLOCKS
OCTOBER 2019

OWNER:
DC DEVELOPMENT PARTNERS II, LP
4101 GREENBRIAR, SUITE 316
HOUSTON, TEXAS 77098
713-627-1015

PLANNER/ENGINEER/SURVEYOR:



JONES CARTER

Texas Board of Professional Engineers Registration No. 5-430
Texas Board of Professional Land Surveying Registration No. 100001-04
1000 West Loop South, Suite 100 • Houston, TX 77060 • (713) 770-1000




**PLANNING AND ZONING COMMISSION
STAFF REPORT**


AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation Section 35A

AGENDA ITEM NUMBER: 6.A.(6)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP, Director, Development Services**

 **Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director**

PERMIT NUMBER: PLAT1900182

PROPERTY ID: 0031-00-000-3048-907

LOCATION: South of Sienna Parkway and Plantation River Parkway, west of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Administrative Platting Manual are referenced in the comments below, except where indicated otherwise.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. The plat shall provide a note that slab elevations shall meet the standards established by FEMA and shall meet all applicable city requirements, including the Infrastructure Design Manual in accordance with Section 3.C.(13). **Please provide minimum slab elevation.**
 - b. All final plats shall incorporate all the provisions relating to preliminary plats and reflect any conditions or requirements previously imposed by the commission in accordance with Section 3.C. **All conditions placed on the approval of the preliminary plat must be approved or information provided as requested.**
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

B. STANDARD PLAT NOTES:

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

-----END OF REPORT-----



APPLICATION FOR PLAT APPROVAL

Check One: ☐ **AMENDING** ☒ **FINAL (including Replat)**
 ☐ **LARGE ACREAGE TRACT**

Date of Application:

1. Name of plat: Sienna Section 35A			
2. Name of preliminary plat that encompasses this plat (if applicable): Sienna 3B Concept Plan			
3. Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):			
4. Landowner's name (If company or corporation, list chief officer): <small>Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.L.D. (Ken Beckman)</small>			
Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478			
Phone No.:(281) 894-8655 / (281) 500-6050 Fax No.:() -			
Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Laurie Chapa)			
Mailing Address: 1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449			
Phone No.:(713) 953-5173 Fax No.:() -			
Email: lchapa@lja.com			
6. Is plat located inside the City limits? (Circle One): YES NO			
7. Is plat located inside the City's ETJ? (Circle One): YES NO			
8. Total acreage: 12.210			
9. Number of sections: <u> 1 </u> Blocks: <u> 3 </u> Reserves: <u> 3 </u>			
10. Number of residential lots/dwelling units: 21			
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____ Public Streets: <u> 5.177 </u> Residential Lots: <u> 5.607 </u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u> Reserves </u> (acres): <u> 1.425 </u>			
12. Average lot area: 10,075 sq.ft.			
13. Typical lot area: 12,897 sq.ft.			
14. Block Length: Average: <u> 545' </u> Longest: <u> 1187' </u> Shortest: <u> 350' </u>			
15. Type of Streets (Circle One): Public Private Combination Public/Private			
16. Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)			
17. Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)			
18. Municipal Utility District: Sienna Plantation Municipal Utility District No. 6			

PLATTING MAP

MAP CHECK SURVEY

CADA

PLATTING MAP
LAST SAVE: 10/21/2019 5:41 PM BY: JIMMIE F. JENKINS
FILED: 10/24/2019 11:26 AM BY: LARRE CHAMBERLAIN

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 12.210 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 35A, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA SECTION 35A WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED THIS _____ DAY OF _____, 2019.

TOLL-GTIS PROPERTY OWNER, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

I, AMANDA CARRIAGE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105912

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA SECTION 35A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2019.

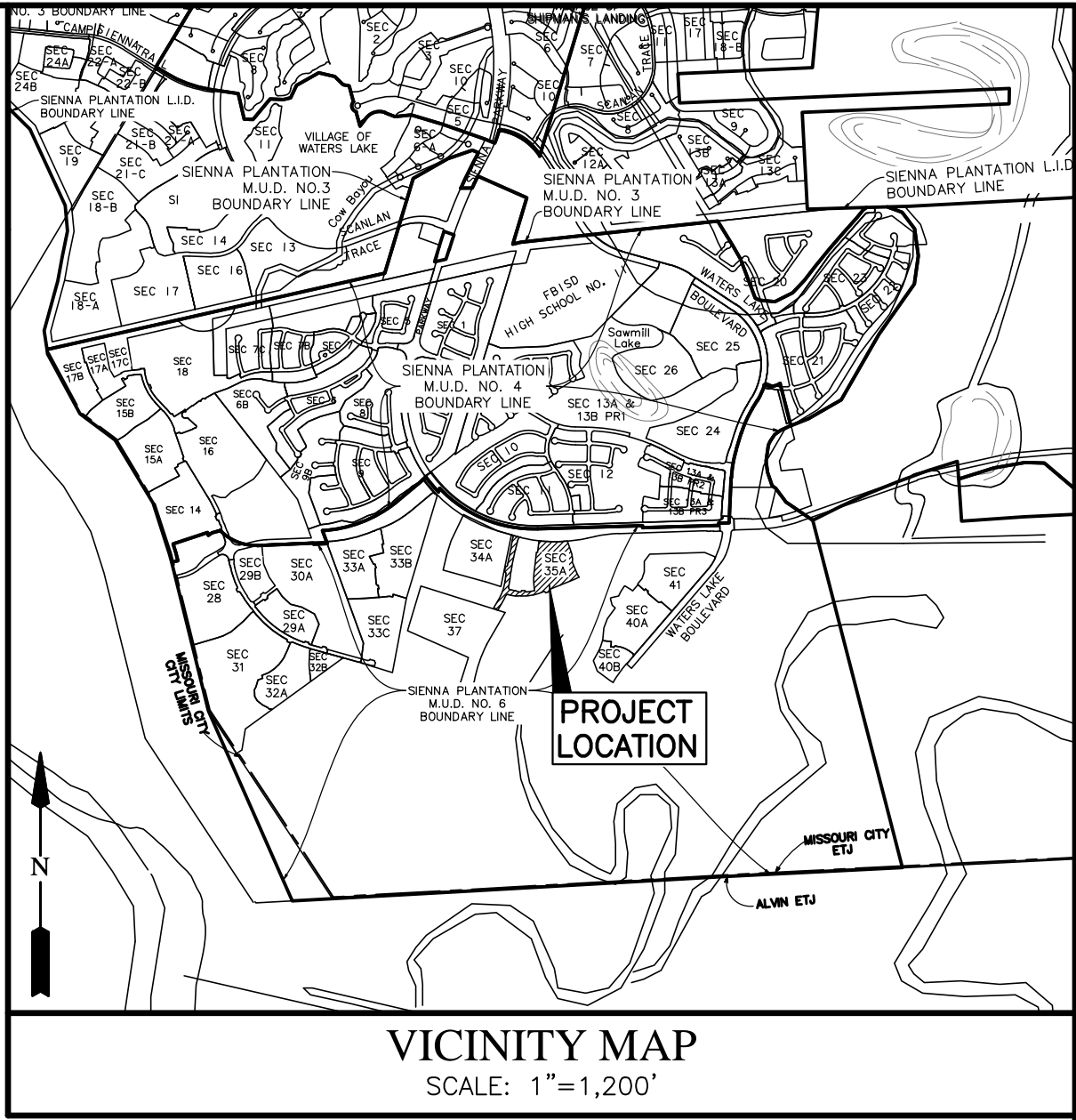
SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
ELEV. = 54.63 2001 ADJUSTMENT
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) AS SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.99867651.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, DATED _____ THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY, AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF _____ FEET ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(1) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES AND THE SIENNA PLANTATION HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(14) OF THE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (SEPTEMBER 2019).
17. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
20. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
21. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
29. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
30. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 6, THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.

33. THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
35. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
36. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGH-OF-WAY.
37. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS _____ DAY OF _____, 2019.

VINCENT M. MORALES, JR. GRADY PRESTAGE
PRECINCT 1, COUNTY COMMISSIONER PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS KEN R. DEMERCHANT
PRECINCT 3, COUNTY COMMISSIONER PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2019 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT SIENNA SECTION 35A

A SUBDIVISION OF 12.210 ACRES OF LAND SITUATED IN THE
WILLIAM HALL LEAGUE, ABSTRACT 31, FORT BEND COUNTY, TEXAS.

21 LOTS 3 RESERVES (1.425 ACRES) 3 BLOCKS
OCTOBER 22, 2019 JOB NO. 1416-1535A

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

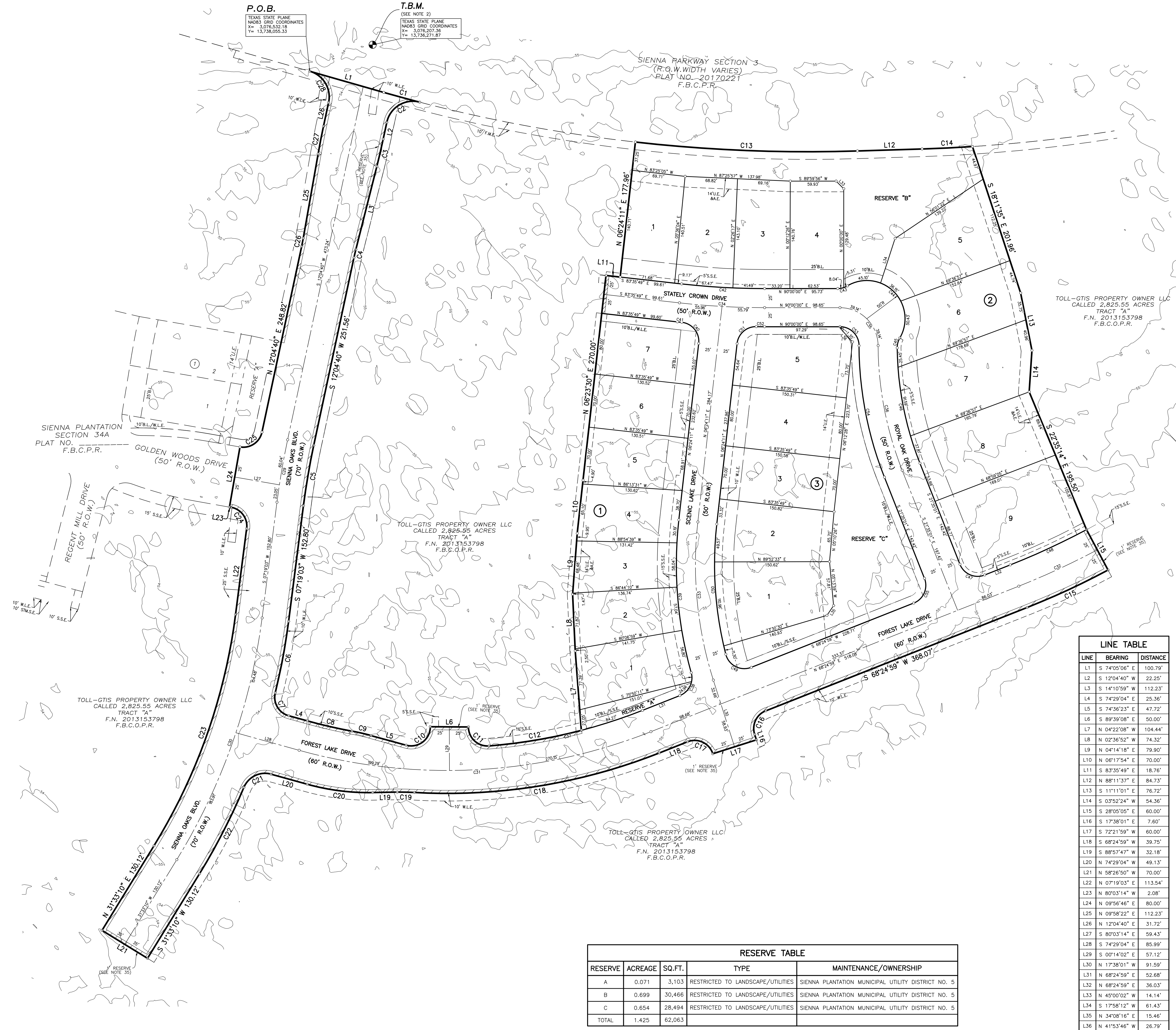


SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77503
PHONE: 281-490-4339 • GBISurvey@GBIPartners.com
TBPUS FIRM #10130300 • www.GBISurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

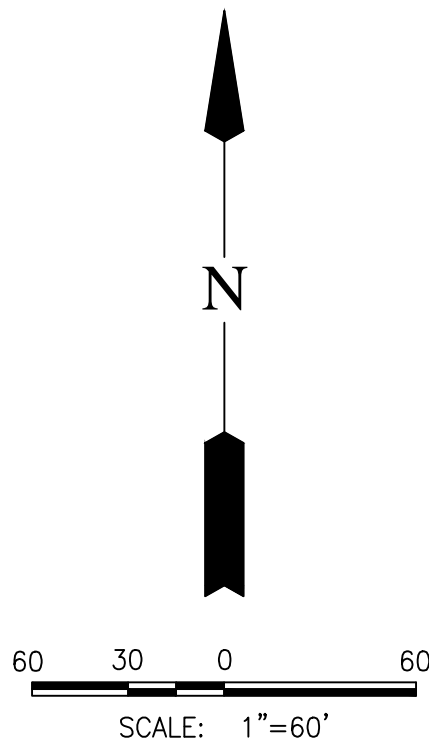


PLATTING MAP
MAYOR CHECK SURVEY
DATE: 10/24/2019 11:27 AM BY: LAURE CHAPA
LAST NAME: LAURE CHAPA - PLOT DATE: 10/24/2019 5:41 PM BY: LAURE CHAPA
LAST NAME: LAURE CHAPA - PLOT DATE: 10/24/2019 5:41 PM BY: LAURE CHAPA



LEGEND

B.L.	INDICATES BUILDING LINE
U.E.	INDICATES UTILITY EASEMENT
D.E.	INDICATES DRAINAGE EASEMENT
W.L.E.	INDICATES WATER LINE EASEMENT
F.M.E.	INDICATES FORCE MAIN EASEMENT
S.S.E.	INDICATES SANITARY SEWER EASEMENT
STM.S.E.	INDICATES STORM SEWER EASEMENT
F.B.C.P.R.	INDICATES FORT BEND COUNTY PLAT RECORDS
F.B.C.O.R.	INDICATES FORT BEND COUNTY OFFICIAL RECORDS
F.B.C.O.P.R.	INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
F.B.C.D.R.	INDICATES FORT BEND COUNTY DEED RECORDS
—	INDICATES STREET NAME CHANGE
F.N.	INDICATES FILE NUMBER
RES.	INDICATES RESERVE
E.E.	INDICATES ELECTRICAL EASEMENT
U.V.E.	INDICATES UNOBSTRUCTED VISIBILITY EASEMENT



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	2029.00'	1'22'27"	48.67'	S 74°46'19" E	48.67'
C2	35.00'	9'22'74"	56.48'	S 58°18'34" W	50.55'
C3	1000.00'	2'06'18"	36.74'	S 13°07'50" W	36.74'
C4	300.00'	2'06'18"	11.02'	S 13°07'50" W	11.02'
C5	965.00'	4°45'37"	80.18'	S 09°41'52" W	80.15'
C6	835.00'	6°31'56"	95.20'	S 10°35'01" W	95.14'
C7	25.00'	88°20'03"	38.54'	S 30°19'03" E	34.84'
C8	685.00'	5°00'45"	59.93'	S 76°59'27" E	59.91'
C9	300.00'	4°53'26"	25.61'	S 77°03'06" E	25.60'
C10	25.00'	105°37'38"	46.09'	N 52°34'47" E	39.83'
C11	25.00'	94°16'47"	41.14'	S 47°22'25" E	36.65'
C12	695.00'	1°07'23"	122.79'	N 80°25'30" E	122.63'
C13	2029.00'	8°13'34"	291.31'	S 87°41'37" E	291.06'
C14	2029.00'	1°51'56"	66.06'	N 87°15'39" E	66.06'
C15	1030.00'	6°30'05"	116.87'	S 65°09'57" W	116.81'
C16	25.00'	86°03'01"	37.55'	S 25°23'29" W	34.12'
C17	25.00'	93°56'59"	40.99'	N 64°36'31" W	36.55'
C18	755.00'	24°50'46"	327.40'	S 80°50'22" W	324.84'
C19	300.00'	41°17'58"	22.51'	N 88°53'14" W	22.51'
C20	300.00'	16°33'09"	86.67'	N 82°45'39" W	86.37'
C21	30.00'	82°41'39"	43.30'	S 64°10'07" W	39.64'
C22	835.00'	8°43'53"	127.25'	S 27°11'14" W	127.12'
C23	765.00'	24°14'07"	323.58'	N 19°26'07" E	321.18'
C24	25.00'	87°22'17"	38.12'	N 38°22'05" W	34.54'
C25	25.00'	87°52'06"	38.34'	N 56°00'43" E	34.69'
C26	300.00'	2'06'18"	11.02'	N 11°01'31" E	11.02'
C27	1000.00'	2'06'18"	36.74'	N 11°01'31" E	36.74'
C28	35.00'	86°09'45"	52.63'	N 31°00'12" W	47.81'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C29	1000.00'	4°45'37"	83.08'	S 09°41'52" W	83.06'
C30	800.00'	24°14'07"	338.39'	S 19°26'07" W	335.87'
C31	725.00'	37°05'56"	469.44'	N 86°57'58" E	461.28'
C32	1000.00'	6°30'05"	113.47'	N 65°09'57" E	113.41'
C33	500.00'	24°02'12"	209.76'	N 05°36'55" W	208.22'
C34	1000.00'	6°24'11"	111.75'	S 86°47'55" E	111.70'
C35	50.00'	89°42'24"	78.28'	S 45°08'48" E	70.53'
C36	450.00'	21°17'24"	167.21'	S 10°56'18" E	166.25'
C37	695.00'	17°04'12"	207.06'	N 76°57'05" E	206.29'
C38	25.00'	84°03'58"	36.68'	N 26°23'00" E	33.48'
C39	525.00'	22°03'09"	202.07'	N 04°37'24" W	200.82'
C40	25.00'	90°19'26"	39.41'	N 38°45'32" W	35.46'
C41	1025.00'	0°19'28"	5.79'	N 83°45'32" W	5.79'
C42	975.00'	6°24'11"	108.96'	S 86°47'55" E	108.90'
C43	25.00'	30°36'08"	13.35'	N 74°41'56" E	13.19'
C44	50.00'	150°53'42"	131.68'	S 45°09'17" E	96.79'
C45	25.00'	31°00'05"	13.53'	S 14°47'32" W	13.36'
C46	425.00'	20°52'30"	154.84'	S 11°08'46" E	153.99'
C47	25.00'	90°00'00"	39.27'	S 66°35'01" E	35.36'
C48	970.00'	6°30'05"	110.07'	N 65°09'57" E	110.01'
C49	25.00'	97°15'32"	42.44'	N 62°57'14" W	37.52'
C50	475.00'	20°43'39"	171.84'	N 03°57'39" W	170.90'
C51	25.00'	84°12'34"	36.74'	N 48°30'28" E	33.52'
C52	1025.00'	0°36'45"	10.96'	S 89°41'37" E	10.96'
C53	25.00'	89°42'24"	39.14'	S 45°08'48" E	35.26'
C54	475.00'	21°17'24"	176.50'	S 10°56'18" E	175.49'
C55	25.00'	90°00'00"	39.27'	S 23°24'59" W	35.36'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 74°05'06" E	100.79'
L2	S 12°04'40" W	22.25'
L3	S 14°10'59" W	112.23'
L4	S 74°29'04" E	25.36'
L5	S 74°36'23" E	47.72'
L6	S 89°39'08" E	50.00'
L7	N 04°22'08" W	104.44'
L8	N 02°36'52" W	74.32'
L9	N 04°14'18" E	79.90'
L10	N 06°17'54" E	70.00'
L11	S 83°35'49" E	18.76'
L12	N 88°11'37" E	84.73'
L13	S 11°11'01" E	76.72'
L14	S 03°52'24" W	54.36'
L15	S 28°05'05" E	60.00'
L16	S 17°38'01" E	7.60'
L17	S 72°21'59" W	60.00'
L18	S 68°24'59" W	39.75'
L19	S 88°57'47" W	32.18'
L20	N 74°29'04" W	49.13'
L21	N 58°26'50" W	70.00'
L22	N 07°19'03" E	113.54'
L23	N 80°03'14" W	2.08'
L24	N 09°56'46" E	80.00'
L25	N 09°58'22" E	112.23'
L26	N 12°04'40" E	31.72'
L27	S 80°03'14" E	59.43'
L28	S 74°29'04" E	85.99'
L29	S 00°14'02" E	57.12'
L30	N 17°38'01" W	91.59'
L31	N 68°24'59" E	52.68'
L32	N 68°24'59" E	36.03'
L33	N 45°00'02" W	14.14'
L34	S 17°58'12" W	61.43'
L35	N 34°08'16" E	15.46'
L36	N 41°53'46" W	26.79'

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.071	3,103	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.699	30,466	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.654	28,494	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
TOTAL	1.425	62,063		

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4725 VISTA ROAD • PASADENA, TX 77030
PHONE: 281-498-4338 • GBSurvey@GBISurvey.com
TBPUS FIRM #10130300 • www.GBISurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation Section 27

AGENDA ITEM NUMBER: 6.A.(7)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public Works Director

PERMIT NUMBER: Plat1900183

PROPERTY ID: 0031-00-000-3051-907; 0025-00-000-2121-907

LOCATION: North of Sienna Parkway and east of Waters Lake Boulevard

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of

a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All final plats shall incorporate all the provisions relating to preliminary plats and reflect any conditions or requirements previously imposed by the commission in accordance with Section 3.C. All conditions placed on the approval of this preliminary plat must be approved or information provided as requested. The following conditions remain from the conditional approval of the preliminary plat:
 - i. Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating that the tract has outfall drainage and if required that all applicable fees have been paid in accordance with Section 1.06 of the Public Infrastructure Design Manual.
 - ii. A preliminary utility plan with calculations must be provided in accordance with Section 2.D.(19). Please provide a letter from the Sienna Plantation Municipal Utility District No. 6 indicating that water and sanitary sewer capacity is available.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
 - a. An alphabetical list of proposed street names for the subdivision shall be provided in accordance with Section 2.D(23). The list of proposed street names differs from the list provided with and on the preliminary plat. **The street names Bridgeport Path Court and Bridgeport Path Drive are very similar to each other and one or both should be revised to avoid conflict. Additionally, the list proposes a Howgate Drive however the plat proposes Howgate Lane, please clarify which name is proposed.**

B. STANDARD PLAT NOTES:

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None

2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division

- a. The City of Missouri City shall not be responsible for maintenance of driveways, sidewalks, emergency access easements, recreational areas and open space; and the __(insert name)__ Homeowners' Association shall be responsible for such maintenance of driveways, emergency access easements, recreational areas and open spaces as required by Section 3.C.(14) of the Platting Manual of the City of Missouri City (September 2019).

-----END OF REPORT-----



APPLICATION FOR PLAT APPROVAL

Check One: ☐ **AMENDING** ☒ **FINAL (including Replat)**
 ☐ **LARGE ACREAGE TRACT**

Date of Application:

1. Name of plat:	Sienna Section 27		
2. Name of preliminary plat that encompasses this plat (if applicable):	Sienna 3B Concept Plan		
3. Type of plat (Circle one or more):	Multifamily Residential	Commercial	Industrial
	Single Family Residential	Specific Use Permit	Planned Development
	Other (Explain):		
4. Landowner's name (If company or corporation, list chief officer):	Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.L.D. (Ken Beckman)		
Mailing Address:	10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478		
Phone No.:(281) 894-8655 / (281) 500-6050	Fax No.:()	-	
Email:			
5. Applicant's name (Engineer, Planner, Architect, Etc.):	LJA Engineering, Inc. (Laurie Chapa)		
Mailing Address:	1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449		
Phone No.:(713) 953-5173	Fax No.:()	-	
Email:	lchapa@lja.com		
6. Is plat located inside the City limits? (Circle One):	YES	NO	
7. Is plat located inside the City's ETJ? (Circle One):	YES	NO	
8. Total acreage:	29.866		
9. Number of sections: <u>1</u>	Blocks: <u>3</u>	Reserves: <u>11</u>	
10. Number of residential lots/dwelling units:	74		
11. Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i>			
Private Streets: _____	Public Streets: <u>4.351</u>	Residential Lots: <u>9.091</u>	
Lakes/Ponds (non-recreational): _____	Irrigation/Drainage Canals: _____	Recreational Uses: _____	
Utility Easements: _____	Public Parkland: _____		
Other (explain): <u>Landscape/Utilities/Drainage</u>	(acres): <u>16.424</u>		
12. Average lot area:			
13. Typical lot area:	5,500 sq.ft.		
14. Block Length:	Average: <u>254'</u>	Longest: <u>913'</u>	Shortest: <u>165'</u>
15. Type of Streets (Circle One):	Public	Private	Combination Public/Private
16. Type of Water System (Circle One):	Public	Individual Water Wells	Other (attach explanation)
17. Type of Sanitary System (Circle One):	Public	Individual Septic Tanks	Other (attach explanation)
18. Municipal Utility District:	Sienna Plantation Municipal Utility District No. 6		

LAST SAVED: 10/21/2019 2:02 PM BY: LAURE CHAPA - PLOT DATE: 10/21/2019 2:02 PM BY: LAURE CHAPA
DATA NAME: A:\PROJECTS\PLATTING\1414\PLATS\SIENNA 27.DWG

PLATTING WORK

W/CLAR CHECK SURVEY

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE 29.866 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA SECTION 27, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS, THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND THIRTY (30) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA SECTION 27 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED.

THIS _____ DAY OF _____, 2019.

TOLL-GTIS PROPERTY OWNER LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS

BY: _____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

I, AMANDA CARRIAGE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105912

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA SECTION 27 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

THIS _____ DAY OF _____, 2019.

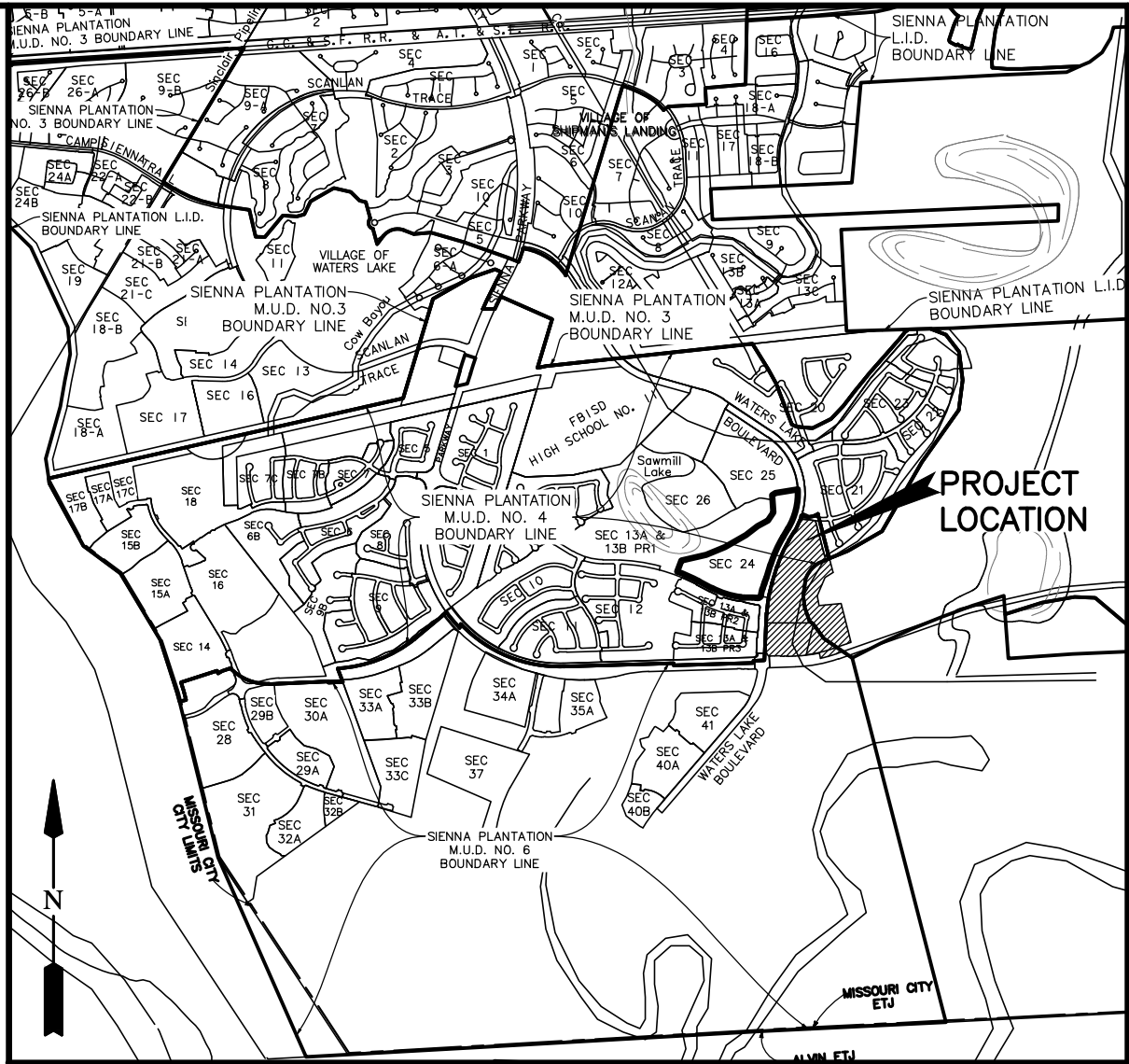
SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVD88 2001 ADJUSTMENT)
2. T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI PARTNERS"
ELEV. = 55.81 2001 ADJUSTMENT
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83), COORDINATES SHOWN ARE SURFACE AND MAY BE CONVERTED TO GRID BY MULTIPLYING BY A FACTOR OF 0.999867651
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 294934 DATED OCTOBER 24, 2018 THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY AND FORT BEND COUNTY.
7. BY GRAPHICAL PLOTTING THE SUBJECT TRACT LIES WITHIN ZONE "X" (SHADED ON THE FIRM MAP), ZONE "X" (SHADED) IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD". "NOTE 1" READS AS FOLLOWS: "THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1-PERCENT-ANNUAL-CHANCE OR GREATER FLOOD HAZARD BY LEVEE SYSTEM, OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE." AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NUMBER 48157C 0435L, MAP REVISED APRIL 2, 2014. "LUA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS".
8. THERE ARE NO PIPELINES OR PIPELINE EASEMENTS WITHIN THIS SUBDIVISION.
9. FIVE-EIGHTHS (5/8) INCH IRON RODS WITH PLASTIC CAP MARKED "GBI PARTNERS" AND THREE (3) FEET IN LENGTH WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS, UNLESS OTHERWISE NOTED. BLOCK CORNERS AND/OR STREET RIGHT-OF-WAYS HAVE NOT BEEN MONUMENTED.
10. THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 - ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 59.45 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
11. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
12. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACE AND RESERVES.
17. SIDEWALK SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
18. SIDEWALKS SHALL BE BUILT AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
20. DRIVEWAY LOCATION - FOR THE LOTS ON THE INSIDE OF A KNUCKLE OR 90 DEGREE TURN, DRIVEWAY MUST BE PLACED ON THE LOT FRONTAGE ALONG THE INSIDE APPROACH LANE PRIOR TO THE RIGHT TURN, TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
21. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
23. ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY, ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (SOFT. FOR RESIDENTIAL DEVELOPMENT AND SOFT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
29. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
30. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE HOMEOWNERS ASSOCIATION (HOA).
31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
32. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
33. THE TEMPORARY DRAINAGE EASEMENT AND RIGHT-OF-WAY SHALL EXPIRE AND TERMINATE AT SUCH TIME AS OTHER DRAINAGE IMPROVEMENTS HAVE BEEN CONSTRUCTED WITHIN PERMANENT EASEMENTS OR RIGHT-OF-WAY IN SUCH MANNER AS TO PROVIDE AN ALTERNATE ROUTE OF DRAINAGE OF STORM WATER FLOWING FROM PORTIONS OF SIENNA PLANTATION. AT SUCH TIME AS SUCH ALTERNATE DRAINAGE ROUTE IS PROVIDED AND CONSTRUCTED, THE TEMPORARY EASEMENT AND RIGHT-OF-WAY SHALL AUTOMATICALLY CEASE, AND TERMINATE AS PER DEED RECORDED IN VOLUME 2077, PAGES 216-232, FORT BEND COUNTY DEED RECORDS. THE ABOVE REFERENCED EASEMENT WILL DISSOLVE ONCE THE PLAT IS RECORDED.

34. THIS PLAT IS SUBORDINATED BY:
ALYSSA PRATKA, VICE PRESIDENT, U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE
OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
35. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
36. THIS PLAT IS SUBJECT TO VARIOUS BLANKET EASEMENTS AS SET FORTH BY THE RESTRICTIVE COVENANTS RECORDED UNDER F.N. 2015009259, F.B.C.O.R.
37. U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
38. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



VICINITY MAP
SCALE: 1"=2,640'

KEY MAP NO. 650-R,V

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT; HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2019.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2019 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS, THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT SIENNA SECTION 27

A SUBDIVISION OF 29.866 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.

74 LOTS 11 RESERVES (16.424 ACRES) 3 BLOCKS
OCTOBER 21, 2019 JOB NO. 1414-1527P

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796
PH. (281) 500-6050

SURVEYORS:



GBI PARTNERS, L.P.
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4724 VISTA ROAD • PASADENA, TX 77505
PHONE: 281-499-4539 • GBIsurvey@gbipartners.com
TBPIS FIRM #10130300 • www.GBIsurvey.com

ENGINEER:

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

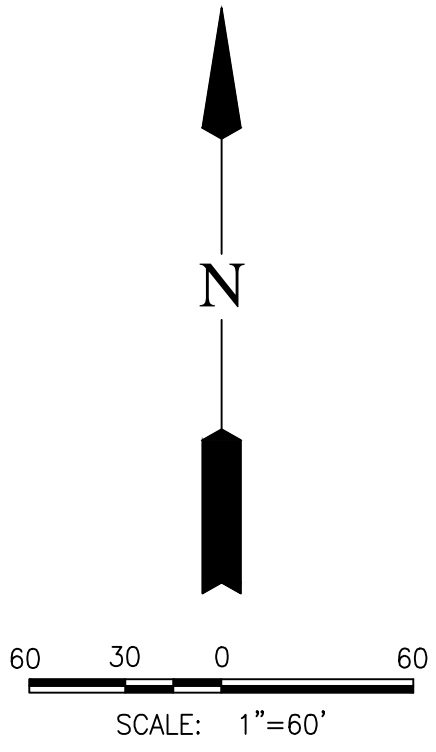
LA
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386



MATCHLINE - SEE SHEET 3 OF 3

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 02°35'27" E	44.81'
L2	N 58°23'21" E	62.74'
L3	N 36°15'41" W	21.00'
L4	S 65°00'25" E	19.13'
L5	S 89°13'29" E	19.59'
L6	S 00°14'02" E	9.64'
L7	N 90°00'00" W	39.94'
L8	N 37°17'21" W	58.47'
L9	N 90°00'00" E	23.95'
L10	N 00°00'00" E	6.14'
L11	S 65°00'25" E	62.43'
L12	S 01°15'17" E	59.31'
L13	S 04°38'43" E	6.34'
L14	N 00°00'00" E	12.34'
L15	N 90°00'00" W	23.95'
L16	S 65°00'25" E	19.13'
L17	S 89°13'29" E	19.59'
L18	S 00°14'02" E	9.64'
L19	N 04°38'43" W	39.19'
L20	N 55°17'15" W	15.14'
L21	S 83°54'07" W	67.11'
L22	N 70°21'32" W	107.04'
L23	S 64°38'28" W	14.14'
L24	N 31°06'28" E	20.00'
L25	N 44°47'01" W	21.54'
L26	N 66°45'22" W	45.25'
L27	N 15°22'09" W	36.28'
L28	S 45°00'00" W	14.14'
L29	S 45°00'00" W	14.14'
L30	S 87°29'52" E	15.83'
L31	N 79°28'56" E	24.53'
L32	N 31°04'18" E	45.51'
L33	N 62°06'21" W	60.25'
L34	S 62°06'21" E	60.25'
L35	S 31°04'18" W	45.51'
L36	S 79°28'56" W	62.26'
L37	N 87°29'52" W	18.06'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	500.00'	1°47'11"	15.59'	N 01°41'52" E	15.59'
C2	500.00'	6°28'42"	56.54'	N 04°02'38" E	56.50'
C3	1750.00'	10°02'43"	306.81'	N 12°18'21" E	306.42'
C4	1750.00'	13°44'36"	419.77'	N 24°12'00" E	418.76'
C5	1100.00'	10°00'59"	192.30'	N 26°03'49" E	192.08'
C6	30.00'	83°45'02"	43.85'	N 62°55'50" E	40.05'
C7	300.00'	12°55'36"	67.68'	S 81°39'27" E	67.54'
C8	300.00'	9°24'44"	49.28'	S 83°24'53" E	49.23'
C9	925.00'	5°02'24"	81.37'	S 81°13'43" E	81.34'
C10	1950.00'	12°11'18"	414.81'	S 76°44'17" W	414.03'
C11	1200.00'	5°33'28"	116.40'	S 87°13'16" E	116.36'
C12	550.00'	4°55'05"	47.21'	N 87°32'28" E	47.19'
C13	50.00'	90°00'00"	78.54'	S 45°00'00" E	70.71'
C14	450.00'	4°38'43"	36.48'	N 02°19'21" W	36.47'
C15	450.00'	21°32'59"	169.25'	S 06°07'47" W	168.25'
C16	750.00'	10°59'23"	143.85'	S 22°23'57" W	143.63'
C17	50.00'	87°05'57"	76.01'	S 71°26'36" W	68.90'
C18	300.00'	24°13'04"	126.80'	S 77°06'57" E	125.86'
C19	50.00'	88°59'27"	77.66'	N 44°43'46" W	70.09'
C20	300.00'	14°14'35"	74.58'	S 07°21'19" E	74.38'
C21	50.00'	76°22'58"	66.66'	N 23°42'52" E	61.83'
C22	500.00'	64°22'10"	561.73'	S 29°43'16" W	532.65'
C23	50.00'	82°01'18"	71.58'	N 38°32'50" E	65.62'
C24	1200.00'	10°26'31"	218.70'	N 84°46'45" E	218.39'
C25	35.00'	96°57'34"	59.23'	S 38°00'42" E	52.41'
C26	1155.00'	3°30'31"	70.73'	S 89°14'44" E	70.72'
C27	25.00'	90°00'00"	39.27'	N 45°00'00" E	35.36'
C28	425.00'	4°38'43"	34.46'	N 02°19'21" W	34.45'
C29	475.00'	21°32'59"	178.65'	N 06°07'47" E	177.60'
C30	775.00'	10°59'23"	148.65'	N 22°23'57" E	148.42'
C31	25.00'	42°16'52"	18.45'	N 06°45'12" E	18.03'
C32	50.00'	129°22'48"	112.91'	N 50°18'11" E	90.40'
C33	275.00'	22°33'01"	108.23'	S 76°16'55" E	107.54'
C34	25.00'	43°34'01"	19.01'	N 70°39'34" E	18.56'
C35	50.00'	129°52'10"	113.33'	S 66°11'22" E	90.58'
C36	275.00'	13°13'20"	63.46'	S 07°51'57" E	63.32'
C37	25.00'	35°57'57"	15.69'	S 32°27'36" E	15.44'
C38	50.00'	148°04'27"	129.22'	S 23°35'39" W	96.14'
C39	25.00'	37°21'55"	16.30'	S 78°56'55" W	16.02'
C40	475.00'	67°20'52"	558.33'	S 26°35'31" W	526.74'
C41	50.00'	130°32'45"	113.92'	S 58°11'28" W	90.83'
C42	25.00'	42°27'54"	18.53'	N 77°46'07" W	18.11'
C43	1225.00'	8°20'48"	178.45'	S 85°10'20" W	178.30'
C44	25.00'	93°59'27"	41.01'	S 42°21'01" W	36.56'
C45	475.00'	4°38'43"	38.51'	S 02°19'21" E	38.50'
C46	25.00'	90°00'00"	39.27'	S 45°00'00" E	35.36'
C47	525.00'	1°49'54"	16.78'	N 89°05'03" E	16.78'
C48	25.00'	50°31'42"	22.05'	N 62°54'15" E	21.34'
C49	50.00'	276°18'21"	241.12'	S 04°12'25" E	66.71'
C50	25.00'	46°10'25"	20.15'	N 69°08'27" W	19.61'
C51	575.00'	2°13'39"	22.36'	S 88°53'10" W	22.35'
C52	25.00'	30°27'58"	13.29'	S 74°46'01" W	13.14'
C53	50.00'	150°55'56"	131.71'	N 45°00'00" W	96.80'
C54	25.00'	30°27'58"	13.29'	N 15°13'59" E	13.14'
C55	25.00'	90°00'00"	39.27'	N 45°00'00" W	35.36'
C56	1245.00'	3°54'12"	84.81'	N 88°02'54" W	84.80'
C57	35.00'	93°05'55"	56.87'	S 47°21'14" W	50.82'
C58	25.00'	87°05'56"	38.00'	N 71°26'37" E	34.45'
C59	325.00'	24°13'04"	137.37'	S 77°06'57" E	136.35'
C60	25.00'	88°59'27"	38.83'	S 44°43'46" E	35.04'
C61	325.00'	14°14'35"	80.79'	S 07°21'19" E	80.58'
C62	25.00'	94°10'11"	41.09'	S 32°36'29" W	36.62'
C63	50.00'	58°31'30"	51.07'	N 71°02'41" W	48.88'
C64	50.00'	171°01'24"	149.25'	S 52°42'22" W	99.69'
C65	50.00'	75°31'54"	65.91'	S 04°57'37" W	61.24'
C66	525.00'	45°11'24"	414.07'	S 20°07'53" W	403.42'
C67	25.00'	82°01'18"	35.79'	S 38°32'50" W	32.81'
C68	1175.00'	10°08'07"	207.85'	S 84°37'32" W	207.58'
C69	25.00'	85°39'41"	37.38'	N 47°28'33" W	33.99'
C70	425.00'	21°32'59"	159.85'	N 06°07'47" E	158.91'
C71	725.00'	10°59'23"	139.06'	N 22°23'57" E	138.85'
C72	15.00'	96°02'42"	25.14'	S 39°28'31" E	22.30'
C73	290.00'	13°01'12"	65.90'	N 85°59'32" E	65.76'
C74	15.00'	82°38'03"	21.63'	N 38°09'54" E	19.81'
C75	310.00'	20°03'24"	108.52'	N 06°52'34" E	107.96'
C76	660.00'	14°10'02"	163.20'	N 23°59'17" E	162.78'
C77	290.00'	9°39'52"	48.92'	N 26°14'22" E	48.86'
C78	15.00'	87°25'55"	22.89'	N 22°18'31" W	20.73'
C79	310.00'	3°55'06"	21.20'	N 64°03'55" W	21.20'
C80	15.00'	90°00'00"	23.56'	S 72°53'39" W	21.21'
C81	15.00'	90°00'00"	23.56'	S 17°06'21" E	21.21'
C82	290.00'	40°54'54"	207.09'	S 82°33'48" E	202.72'
C83	15.00'	88°53'00"	23.27'	N 32°32'15" E	21.01'
C84	15.00'	88°42'27"	23.22'	N 58°49'51" W	20.97'
C85	310.00'	28°19'58"	153.29'	N 89°01'05" W	151.74'
C86	15.00'	84°01'29"	22.00'	S 63°08'09" W	20.08'
C87	310.00'	9°56'54"	53.83'	S 26°05'51" W	53.76'
C88	640.00'	14°10'02"	158.25'	S 23°59'17" W	157.85'
C89	290.00'	18°45'34"	94.95'	S 07°31'29" W	94.53'
C90	15.00'	96°27'15"	25.25'	S 50°04'56" E	22.37'
C91	315.00'	14°05'32"	77.48'	N 88°44'13" E	77.28'
C92	15.00'	84°10'46"	22.04'	N 53°41'36" E	20.11'
C93	15.00'	91°04'10"	23.84'	N 39°14'52" W	21.41'
C94	295.00'	15°44'07"	81.02'	S 87°20'59" W	80.78'
C95	310.00'	13°01'12"	70.45'	S 85°59'32" W	70.29'
C96	15.00'	90°57'13"	23.81'	S 47°01'31" W	21.39'



- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - RES. INDICATES RESERVE
 - U.V.E. INDICATES UNOBSTRUCTED VISUAL EASEMENT
 - M.U.D. INDICATES MUNICIPAL UTILITY DISTRICT
 - A.E. INDICATES AERIAL EASEMENT
 - F.M.E. INDICATES FORCE MAIN EASEMENT

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	1.899	82,707	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
B	0.006	256	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
C	0.946	41,190	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
D	7.537	328,329	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
E	2.795	121,738	RESTRICTED TO WATER PLANT	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
F	0.539	23,497	RESTRICTED TO UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
G	0.276	12,009	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
H	1.550	67,497	RESTRICTED TO DRAINAGE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
I	0.248	10,795	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
J	0.095	4,150	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5
K	0.534	23,247	RESTRICTED TO PRIVATE ALLEYWAY	SIENNA PLANTATION COMMUNITY ASSOCIATION INC.
TOTAL	16.424	715,415		

FINAL PLAT SIENNA SECTION 27

A SUBDIVISION OF 29.866 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25,
FORT BEND COUNTY, TEXAS.

74 LOTS 11 RESERVES (16.424 ACRES) 3 BLOCKS
OCTOBER 21, 2019 JOB NO. 1414-1527P

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JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

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KEN BECKMAN, PRESIDENT

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SURVEYORS:

ENGINEER:



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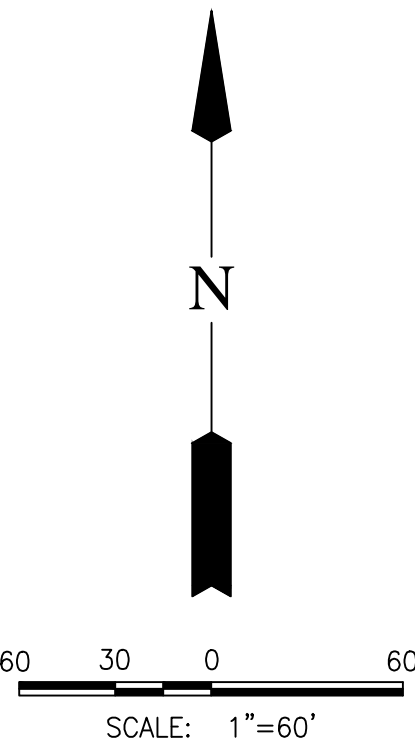
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FRN-F-1386



LEGEND

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FINAL PLAT
SIENNA SECTION 27

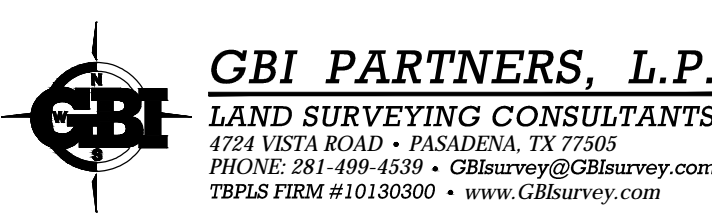
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Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5028
FRN-F-1386





**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Final Plat of Sienna Plantation
Section 17B and 17C

AGENDA ITEM NUMBER: 6.A.(8)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  **Otis T. Spriggs, AICP**, Director, Development
Services
 **Shashi K. Kumar, P.E., CFM**, City Engineer/Public
Works Director

PERMIT NUMBER: PLAT1900186

PROPERTY ID: 0025-00-000-1945-907

LOCATION: North of Sienna Plantation Section 15B, east of the
Brazos River and west of Heritage Park Drive

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE WITH CONDITIONS.**

A final plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

An applicant may submit a written response that satisfies each condition contained within this report or remedies that satisfies a reason for disapproval. Upon submission of a written response application, the application shall be resubmitted to the Commission for approval or disapproval.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
 - a. All final plats shall incorporate all the provisions relating to preliminary plats and reflect any conditions or requirements previously imposed by the commission in accordance with Section 3.C. All conditions placed on the approval of the preliminary plat must be approved or information provided as requested. The following conditions remain from the conditional approval of the preliminary plat:
 - i. Prior to beginning construction, a letter shall be provided from the Fort Bend County Drainage District stating the status of any drainage fees and a commitment of drainage capacity as applicable in accordance with Section 1.06 of the Public Infrastructure Design Manual.
 - ii. A preliminary utility plan with calculations must be provided in accordance with Section 2.D.(19). Please provide a letter from the Sienna Plantation Municipal Utility District No. 4 and the Sienna Plantation Levee Improvement District indicating that they have no objection to the proposed subdivision.
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

B. STANDARD PLAT NOTES:

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

-----END OF REPORT-----



APPLICATION FOR PLAT APPROVAL

Check One: ☐ **AMENDING** ☒ **FINAL (including Replat)**
 ☐ **LARGE ACREAGE TRACT**

Date of Application:

1.	Name of plat: Sienna Section 17B and 17C
2.	Name of preliminary plat that encompasses this plat (if applicable): Sienna 3B Concept Plan
3.	Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4.	Landowner's name (If company or corporation, list chief officer): <small>Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.L.D. (Ken Beckman)</small>
	Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478
	Phone No.: (281) 894-8655 / (281) 500-6050
	Email:
5.	Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Laurie Chapa)
	Mailing Address: 1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449
	Phone No.: (713) 953-5173 Fax No.: () -
	Email: lchapa@lja.com
6.	Is plat located inside the City limits? (Circle One): YES NO
7.	Is plat located inside the City's ETJ? (Circle One): YES NO
8.	Total acreage: 18.605
9.	Number of sections: <u> 2 </u> Blocks: <u> 3 </u> Reserves: <u> 9 </u>
10.	Number of residential lots/dwelling units: 66
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____ Public Streets: <u> 1.51 </u> Residential Lots: 7.107 Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): Reserves (acres): 9.988
12.	Average lot area: 5.20000sqft.
13.	Typical lot area: 5.200 sq.ft.
14.	Block Length: Average: <u> 259' </u> Longest: <u> 535' </u> Shortest: <u> 99' </u>
15.	Type of Streets (Circle One): Public Private Combination Public/Private
16.	Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17.	Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18.	Municipal Utility District: Sienna Plantation Municipal Utility District No. 4

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 9.938 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 17B, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS: THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 17B WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

TOLL-GTIS PROPERTY OWNER, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS

BY: _____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

I, AMANDA CARRIAGE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105912

STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 17B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

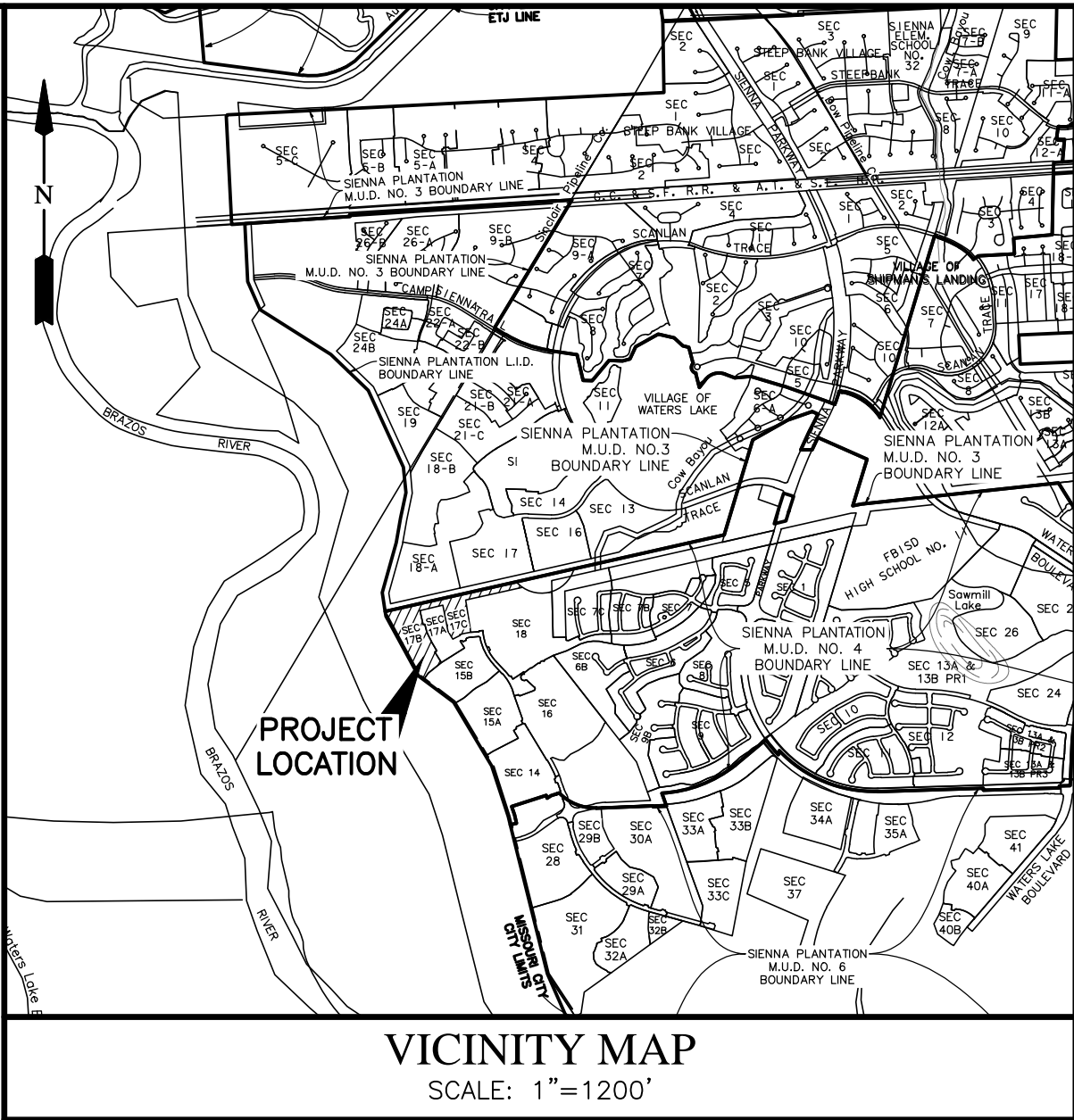
THIS _____ DAY OF _____, 2019.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAVDB88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
ELEV. = 53.99 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 375465 DATED MARCH 21, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 58.53 FEET (2001 ADJ) ABOVE MEAN SEA LEVEL. FEMA REGULATIONS SECTION 82-97(11) REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE SET ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION. THE CITY OF MISSOURI CITY CODE OF ORDINANCES SECTION 42, ARTICLE III REQUIRES THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM. FORT BEND COUNTY FLOODPLAIN REGULATIONS ARTICLE 5, SECTION B REQUIRES THAT THE MINIMUM SLAB BE SET AT AN ELEVATION EIGHTEEN INCHES ABOVE THE BASE FLOOD ELEVATION WHICH IS MORE STRINGENT AND THEREFORE USED TO DETERMINE THE MINIMUM SLAB ELEVATION. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND.
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL STRUCTURES.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- SIDEWALKS SHALL BE BUILD OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERIMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
- ALL OF THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- THIS PLAT IS SUBJECT TO OVER AND ACROSS EASEMENTS AS SET FORTH BY THE RESTRICTED COVENANTS RECORDED UNDER FILE NO. 2015009259, F.B.C.O.R.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.



KEY MAP NO. 650T

I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2019.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____ 2019 AT _____ O'CLOCK _____ M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

FINAL PLAT SIENNA SECTION 17B AND 17C

A SUBDIVISION OF 18.605 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.

66 LOTS 9 RESERVES (9.988 ACRES) 3 BLOCKS
OCTOBER 21, 2019 JOB NO. 1414-1517BP

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

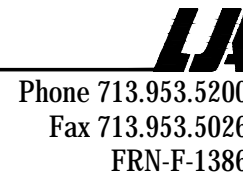
SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT

OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD, SUGARLAND, TEXAS 77478-3796
PH. (281) 500-6050



SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD • PASADENA, TX 77665
PHONE: 281-499-4339 • GBSurvey@GBISurvey.com
TBPUS FIRM #10130300 • www.GBISurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

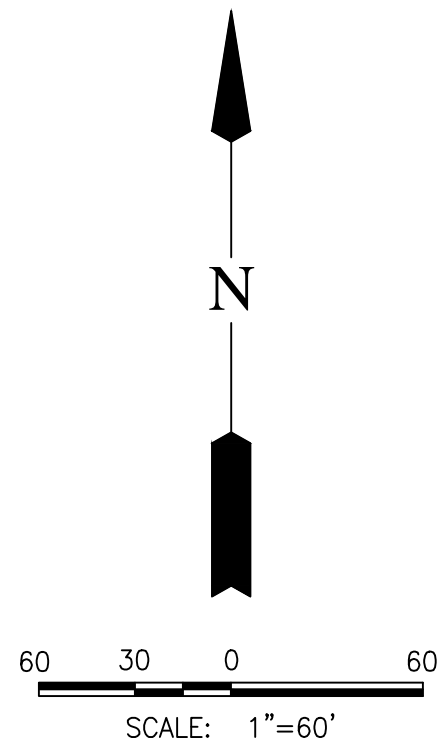


Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LAST SAVE: 10/21/2019 11:52 AM BY: LAURIE CHAPA - PLOT DATE: 10/21/2019 11:53 AM BY: LAURIE CHAPA
PATH NAME: I:\PROJDSK1\PLATING\1414\FINPL\SIENNA SECTION 17B & 17C.DWG
MYLAR CHECK: SURVEY
PLATTING MGR:



MATCHLINE - SEE SHEET 3 OF 3



- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - A.E. INDICATES AERIAL EASEMENT
 - V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
 - E.E. INDICATES ELECTRICAL EASEMENT
 - U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
 - F.N. INDICATES FILE NUMBER
 - VOL. INDICATES VOLUME
 - PG. INDICATES PAGE
 - INDICATES ZERO LOT LINE
 - INDICATES STREET NAME CHANGE
 - RES. INDICATES RESERVE

RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	2.478	107,925	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
B	0.488	21,276	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
C	1.805	78,621	RESTRICTED TO PUMP STATION	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT (S.P.L.I.D.)
D	0.051	2,240	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
E	0.065	2,821	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
F	0.070	3,027	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
G	4.602	200,463	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
H	0.384	16,731	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5 / SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)
I	0.046	1,983	RESTRICTED TO UTILITIES	SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4
TOTAL	9.988	435,087		

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 77°16'09" E	103.93'
L2	N 28°31'57" W	38.26'
L3	N 08°34'26" W	63.61'
L4	S 06°51'21" E	65.02'
L5	S 81°11'18" W	123.67'
L6	S 67°50'08" W	50.00'
L7	S 62°32'25" W	124.23'
L8	N 77°16'09" E	24.32'
L9	S 20°03'14" E	54.59'
L10	S 58°19'09" W	32.78'
L11	N 53°16'43" W	94.40'
L12	N 58°19'09" E	68.37'
L13	N 70°49'14" W	22.71'
L14	S 03°19'30" W	0.57'
L15	S 82°43'09" W	5.61'
L16	N 58°19'09" E	68.09'
L17	S 58°19'09" W	57.59'
L18	N 07°16'51" W	16.72'
L19	S 07°16'51" E	26.85'
L20	S 77°16'09" W	56.00'
L21	S 81°53'10" W	33.43'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
C1	272.50'	5°42'14"	27.13'	S 41°45'32" E	27.12'
C2	522.00'	10°32'42"	96.07'	S 49°53'00" E	95.94'
C3	825.00'	0°16'38"	3.99'	S 22°18'11" E	3.99'
C4	25.00'	11°02'03"	4.81'	S 16°55'28" E	4.81'
C5	50.00'	98°03'25"	85.57'	S 28°14'27" W	75.50'
C6	500.00'	7°44'41"	67.59'	S 24°39'36" E	67.54'
C7	50.00'	93°08'54"	81.29'	S 75°06'24" E	72.63'
C8	800.00'	14°53'00"	207.81'	N 14°43'22" W	207.23'
C9	25.00'	98°03'25"	42.79'	S 28°14'27" W	37.75'
C10	475.00'	7°44'41"	64.21'	S 24°39'36" E	64.16'
C11	25.00'	93°08'54"	40.64'	S 75°06'24" E	36.31'
C12	25.00'	32°02'31"	13.98'	S 42°17'54" W	13.80'
C13	50.00'	137°23'24"	119.90'	N 85°01'40" W	93.17'
C14	25.00'	12°11'58"	5.32'	N 22°25'57" W	5.31'
C15	525.00'	7°44'41"	70.97'	N 24°39'36" W	70.91'
C16	25.00'	53°49'23"	23.48'	N 47°41'57" W	22.63'
C17	50.00'	186°42'34"	162.93'	N 18°44'39" E	99.83'
C18	25.00'	34°49'46"	15.20'	S 85°18'57" E	14.96'
C19	825.00'	14°53'00"	214.30'	N 14°43'22" W	213.70'
C20	25.00'	53°42'32"	23.43'	N 34°08'08" W	22.59'
C21	50.00'	275°51'15"	240.73'	N 76°56'14" E	67.01'
C22	25.00'	42°08'43"	18.39'	S 13°47'30" W	17.98'
C23	775.00'	14°53'00"	201.32'	S 14°43'22" E	200.75'

FINAL PLAT
SIENNA SECTION 17B AND 17C
A SUBDIVISION OF 18.605 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.
66 LOTS 9 RESERVES (9.988 ACRES) 3 BLOCKS
OCTOBER 21, 2019 JOB NO. 1414-1517BP
OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655
SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD, SUGARLAND, TEXAS 77478-3796
PH. (281) 500-6050

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
4724 VISTA ROAD - PASADENA, TX 77505
PHONE: 281-499-4539 • GBSurvey@GBISurvey.com
TRPLS FIRM #10130300 • www.GBSurvey.com

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386

LAST SAVE: 10/21/2019 11:52 AM BY: LAURIE CHAPA - PLOT DATE: 10/21/2019 11:57 AM BY: LAURIE CHAPA
PATH NAME: I:\PROJDSK1\PLATING\1414\FINPLT\SIENNA SECTION 17B & 17C.DWG
MYLAR CHECK: SURVEY
PLATING MGR:



LEGEND

- B.L. INDICATES BUILDING LINE
- U.E. INDICATES UTILITY EASEMENT
- D.E. INDICATES DRAINAGE EASEMENT
- W.L.E. INDICATES WATER LINE EASEMENT
- S.S.E. INDICATES SANITARY SEWER EASEMENT
- STM.S.E. INDICATES STORM SEWER EASEMENT
- A.E. INDICATES AERIAL EASEMENT
- V.A.M. INDICATES VISIBILITY ACCESS & MAINTENANCE EASEMENT
- E.E. INDICATES ELECTRICAL EASEMENT
- U.V.E. INDICATES UNOBSTRUCTED VISIBILITY EASEMENT
- F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
- F.B.C.O.R. INDICATES FORT BEND COUNTY OFFICIAL RECORDS
- F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
- F.B.C.D.R. INDICATES FORT BEND COUNTY DEED RECORDS
- F.N. INDICATES FILE NUMBER
- VOL. INDICATES VOLUME
- PG. INDICATES PAGE
- INDICATES ZERO LOT LINE
- INDICATES STREET NAME CHANGE
- RES. INDICATES RESERVE

SCALE: 1"=60'

FINAL PLAT
SIENNA SECTION 17B AND 17C

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OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD, SUGARLAND, TEXAS 77478-3796
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ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386




**PLANNING AND ZONING COMMISSION
STAFF REPORT**


AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Replat of Sienna Plantation 15B

AGENDA ITEM NUMBER: 6.A.(9)

PROJECT PLANNER: Thomas K. White Jr., Planner II

APPROVAL:  Otis T. Spriggs, AICP, Director, Development Services

 Shashi K. Kumar, P.E., CFM, City Engineer/Public Works Director

PERMIT NUMBER: PLAT1900185

PROPERTY ID: Various, application tied to 0025-00-000-1945-907

LOCATION: West of the intersection of Sienna Parkway and Mount Logan, east of the Brazos River

ZONING DISTRICT DESIGNATION: ETJ, Extraterritorial Jurisdiction

DEVELOPMENT AGREEMENT/STRATEGIC PARTNERSHIP: The subject site is located within Tract B which is governed by the provisions of the 8th amendment to the Sienna Plantation Joint Development Agreement.

RECOMMENDED ACTION:

The Planning and Zoning Commission should **APPROVE**.

A replat plat application must be in the form and contain the information and documents as required by the Platting Manual of the City of Missouri City, as adopted in September 2019 and in accordance with Section 82-95 of the Code of Ordinances of the City of Missouri City. The applicable sections of the Platting Manual are referenced in the comments below, except where indicated otherwise.

In accordance with Section 82-36 of the Code of Ordinances of the City of Missouri City, after the commission has approved a replat and all conditions to such approval have been met, such replat shall be recorded into the applicable county plat records. Following recordation, final recorded documents shall be submitted to the city in accordance with the schedule of required copies.

A. PROCEDURAL AND/OR SUBSTANTIVE DEFICIENCIES:

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
 - a. The applicant has provided that the reason for the replat is to reduce the front building setback from 25 feet to 20 feet, to establish a 35 foot garage setback line and to correct the acreage of Reserve A in the reserve table.
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None
3. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/GIS Division
None

B. STANDARD PLAT NOTES:

The final plat shall contain all standard notes in accordance with Section 3.C.(10).

1. **RESPONSIBLE DEPARTMENT/DIVISION:** Development Services/Planning and Development Division
None
2. **RESPONSIBLE DEPARTMENT/DIVISION:** Public Works/Engineering Division
None

-----END OF REPORT-----



APPLICATION FOR PLAT APPROVAL

Check One: ☒ **AMENDING** ☒ **FINAL (including Replat)**
 ☐ **LARGE ACREAGE TRACT**

Date of Application:

1.	Name of plat: Sienna Plantation Section 15B Amending Replat No. 1
2.	Name of preliminary plat that encompasses this plat (if applicable): Sienna Plantation 2D
3.	Type of plat (Circle one or more): Multifamily Residential Commercial Industrial Planned Development Single Family Residential Specific Use Permit Other (Explain):
4.	Landowner's name (If company or corporation, list chief officer): <small>Toll GTIS Property Owner, LLC (Jimmie Jenkins) / Sienna Plantation L.L.D. (Ken Beckman)</small>
	Mailing Address: 10110 W. Sam Houston Pkwy N, Suite 250 - Houston, Texas 77064 / 202 Century Square Blvd. - Sugar Land, Texas 77478
	Phone No.:(281) 894-8655 / (281) 500-6050 Fax No.:() -
	Email:
5.	Applicant's name (Engineer, Planner, Architect, Etc.): LJA Engineering, Inc. (Laurie Chapa)
	Mailing Address: 1904 W. Grand Pkwy N, Suite 100 - Katy, Texas 77449
	Phone No.:(713) 953-5173 Fax No.:() -
	Email: lchapa@lja.com
6.	Is plat located inside the City limits? (Circle One): YES NO
7.	Is plat located inside the City's ETJ? (Circle One): YES NO
8.	Total acreage: 13.926
9.	Number of sections: <u> 1 </u> Blocks: <u> 3 </u> Reserves: <u> 6 </u>
10.	Number of residential lots/dwelling units: 52
11.	Land distribution (in acres) - <i>Must total acreage indicated in Line 8 above:</i> Private Streets: _____ Public Streets: <u> 2.253 </u> Residential Lots: <u> 8.420 </u> Lakes/Ponds (non-recreational): _____ Irrigation/Drainage Canals: _____ Recreational Uses: _____ Utility Easements: _____ Public Parkland: _____ Other (explain): <u> Landscape/Levee </u> (acres): <u> 3.253 </u>
12.	Average lot area: 5,200sqft.
13.	Typical lot area:
14.	Block Length: Average: <u> 480' </u> Longest: <u> 538' </u> Shortest: <u> 447' </u>
15.	Type of Streets (Circle One): Public Private Combination Public/Private
16.	Type of Water System (Circle One): Public Individual Water Wells Other (attach explanation)
17.	Type of Sanitary System (Circle One): Public Individual Septic Tanks Other (attach explanation)
18.	Municipal Utility District: Sienna Plantation Municipal Utility District No. 4

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, AND WE, NEWMARK HOMES HOUSTON LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JEFFERY DYE, VICE PRESIDENT, OF NEWMARK HOMES HOUSTON LLC, A TEXAS LIMITED LIABILITY COMPANY, OWNERS OF THE 13.926 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 15B AMENDING REPLAT NO. 1, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED; AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNEES HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS: THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSE FOREVER UNOBSTRUCTED AERIAL EASEMENTS: THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ADJUTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 15B AMENDING REPLAT NO. 1 WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS' COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

FURTHER, OWNERS DO HEREBY CERTIFY THAT THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS; WE FURTHER CERTIFY THAT THE PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

TOLL-GTIS PROPERTY OWNER, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS _____ DAY OF _____, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS

BY: _____
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

IN TESTIMONY WHEREOF, NEWMARK HOMES HOUSTON LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JEFFERY DYE, ITS VICE PRESIDENT, THEREUNTO AUTHORIZED

THIS _____ DAY OF _____, 2019.

NEWMARK HOMES HOUSTON LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
JEFFERY DYE, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JEFFERY DYE, VICE PRESIDENT OF NEWMARK HOMES HOUSTON LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS _____ DAY OF _____, 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405

I, AMANDA CARRIAGE, A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105912

STATE OF TEXAS
COUNTY OF FORT BEND


THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 15B AMENDING REPLAT NO. 1 IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

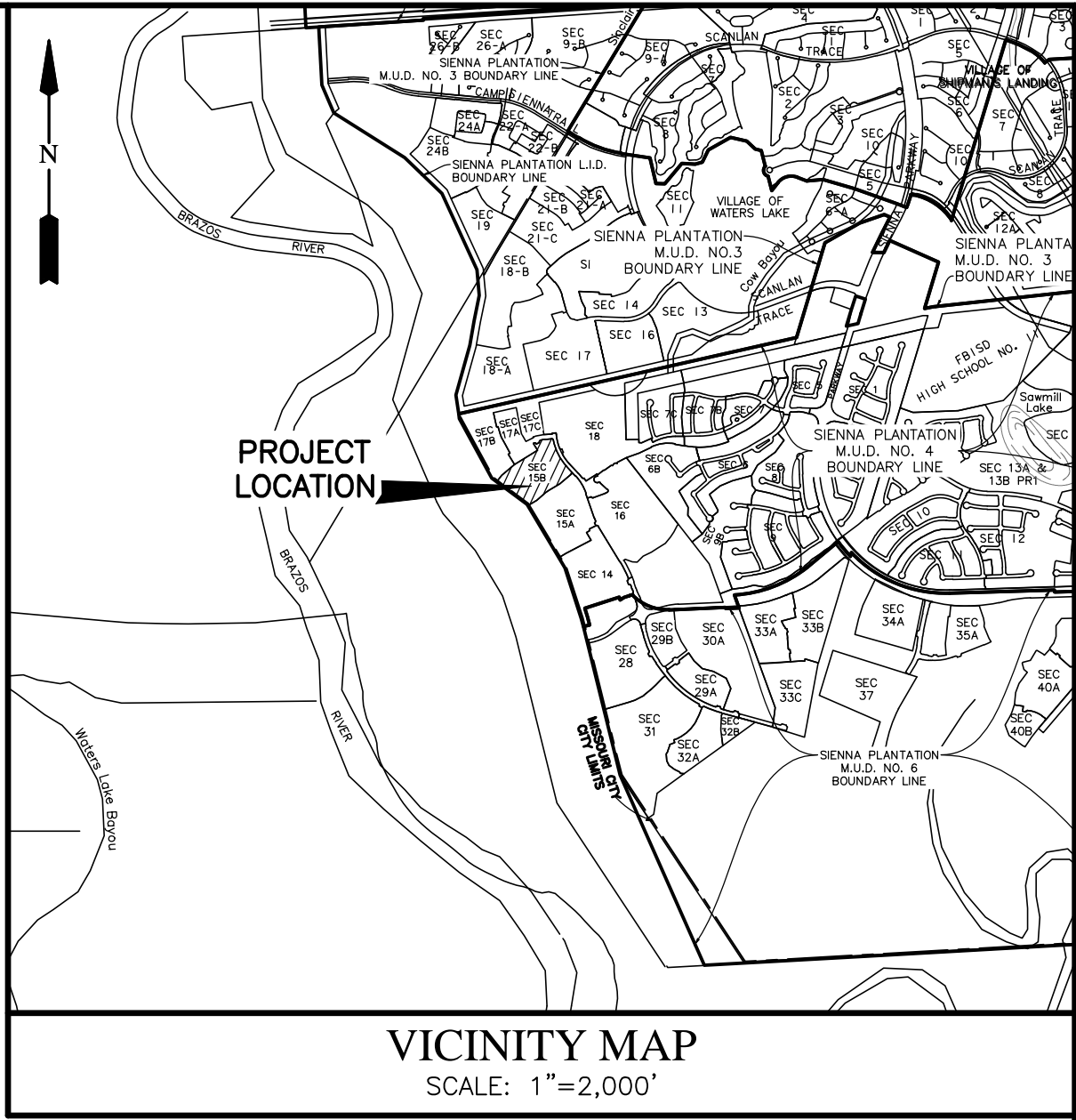
THIS _____ DAY OF _____, 2019.

SONYA BROWN-MARSHALL, CHAIRMAN

TIMOTHY R. HANEY, VICE CHAIRMAN

NOTES:

1. BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 9 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 59.97 (NAV088 2001 ADJUSTMENT)
2.  T.B.M. INDICATES TEMPORARY BENCHMARK
FND. 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
ELEV. = 67.46 (ON LEVEE) (NAV088, 2001 ADJUSTMENT)
3. ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
4. THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
5. THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 369395, DATED FEBRUARY 21, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
6. THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
7. IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LJA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
8. THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
9. FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
10. THE MINIMUM SLAB ELEVATION SHALL BE ELEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 - ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 58.10 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
11. ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
12. THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
13. ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
14. ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
15. A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
16. THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, OPEN SPACES, THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
17. SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
18. SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
19. DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
20. IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
21. ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
22. GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENERGY AT 281-778-6250.
23. THE PROPERTY SUBDIVIDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY AND ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
24. NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
25. PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
26. ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
27. REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
28. THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
29. THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
30. STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4 STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
31. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
32. OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
33. THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
34. THIS PLAT LIES WITHIN LIGHTING ZONE 2.
35. ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS. THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
36. U.I.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.I.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
37. SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
38. THE MINIMUM DISTANCE OF THIRTY-FIVE (35) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.
39. THIS PLAT IS SUBORDINATED BY:
TRUSTMARK NATIONAL BANK, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
40. THIS PLAT IS SUBORDINATED BY:
TOLL-GTIS PROPERTY OWNER LLC, AS RECORDED IN FILE NO. _____ OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS THAT THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,

THIS _____ DAY OF _____, 2019.

VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP GEORGE
COUNTY JUDGE

W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON _____, 2019 AT _____ O'CLOCK _____M. IN PLAT NUMBER _____ OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: _____
DEPUTY

SIENNA PLANTATION SECTION 15B AMENDING REPLAT NO 1

A SUBDVISION OF 13.926 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS, BEING A REPLAT OF SIENNA PLANTATION SECTION 15B,
RECORDED IN PLAT NO 20190178 OF THE FORT BEND COUNTY PLAT RECORDS.

REASON FOR REPLAT:

TO REDUCE THE FRONT BUILDING LINE FROM 25' TO 20', TO ESTABLISH A 35' GARAGE
SETBACK LINE AND TO CORRECT THE ACREAGE OF RESERVE "A" IN THE RESERVE PLATE.

52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS

OCTOBER 22, 2019 JOB NO. 1414-1515BP

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796
PH. (281) 500-6050

NEWMARK HOMES HOUSTON LLC
JEFFERY DYE, VICE PRESIDENT
10455 BRAR FOREST DRIVE, SUITE 200, HOUSTON, TEXAS 77042
PH. (713) 481-8721

SURVEYORS:

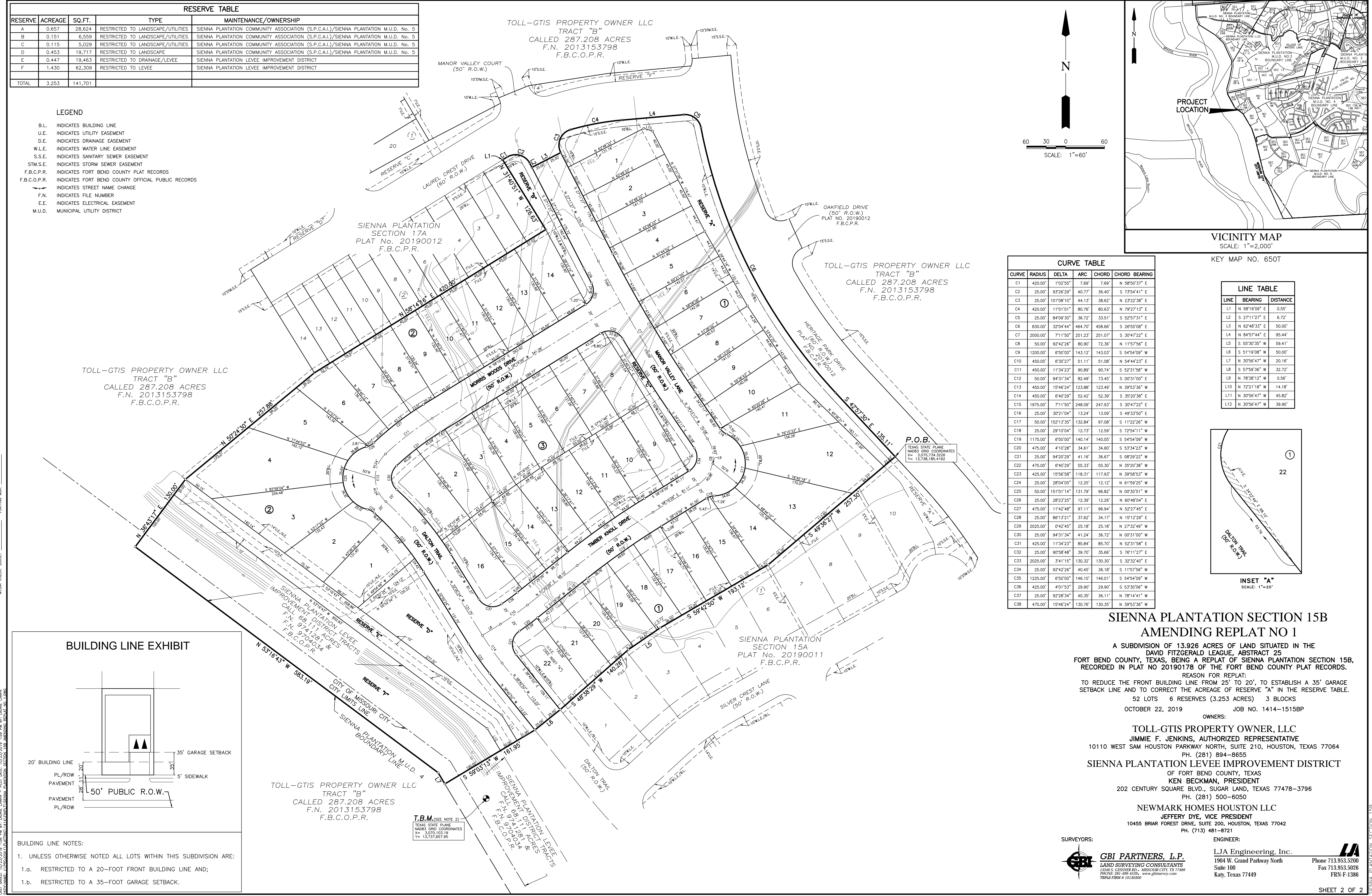


GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13400 S. GUNSHIER RD. • MISSOURI CITY, TX 77460
PHONE: 281-499-4358 • www.gbsurvey.com
TPI&S PERM # 10130300

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

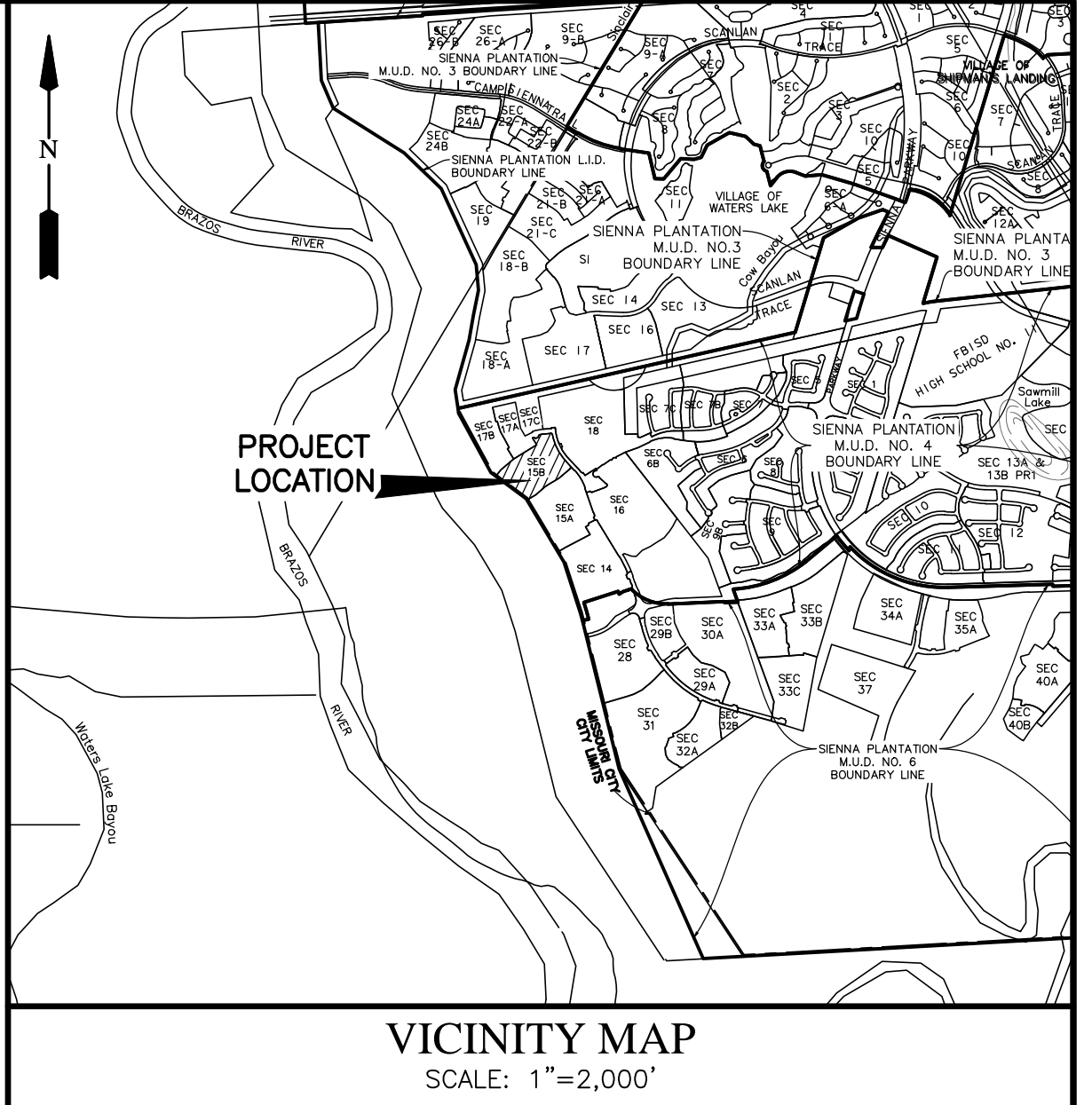
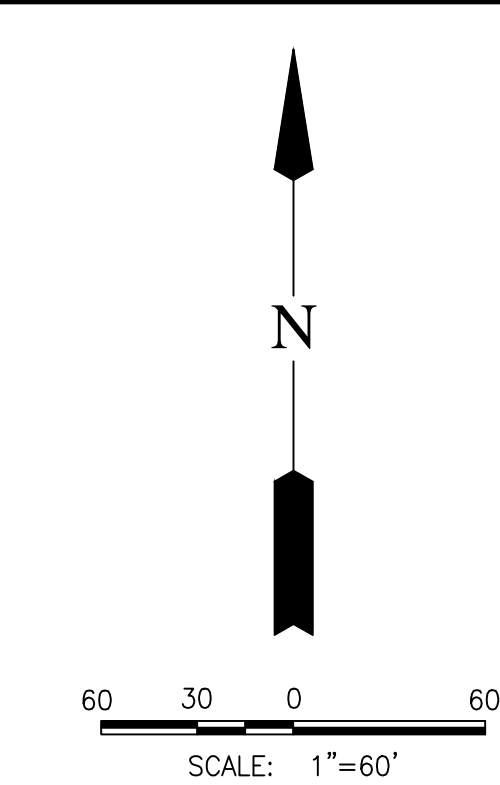
Phone 713.953.5200
Fax 713.953.5026
FRN-F-1386





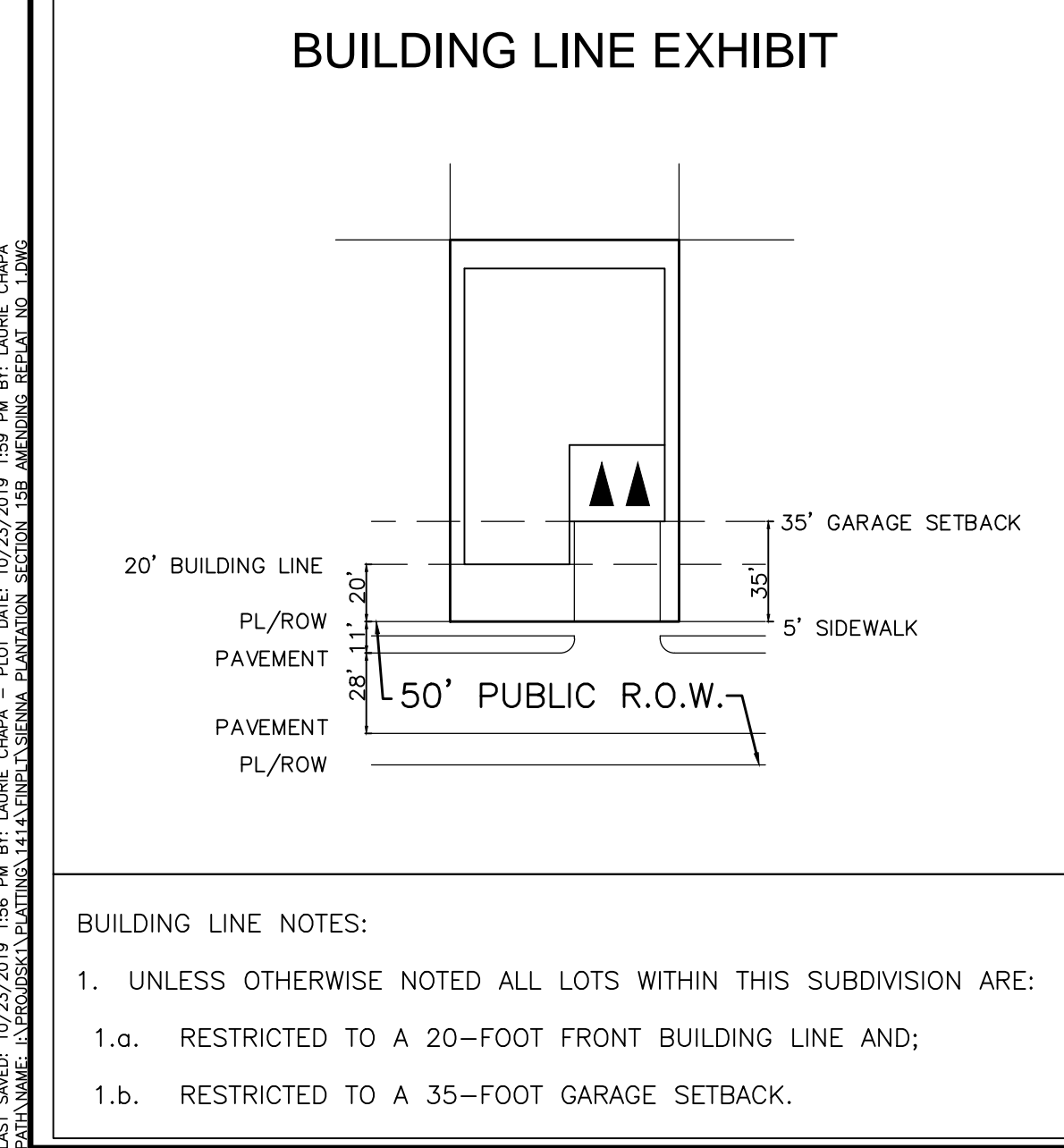
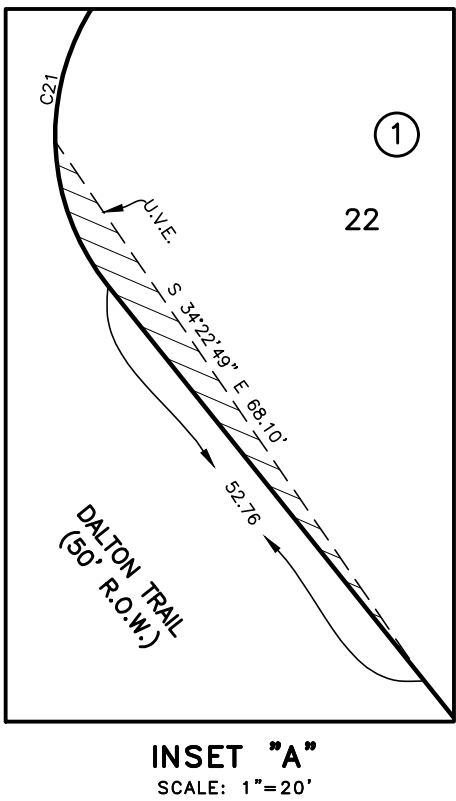
RESERVE TABLE				
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP
A	0.657	28,624	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5
B	0.151	6,559	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5
C	0.115	5,029	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5
D	0.453	19,717	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5
E	0.447	19,463	RESTRICTED TO DRAINAGE/LEEVE	SIENNA PLANTATION LEEVE IMPROVEMENT DISTRICT
F	1.430	62,309	RESTRICTED TO LEEVE	SIENNA PLANTATION LEEVE IMPROVEMENT DISTRICT
TOTAL	3.253	141,701		

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - M.U.D. MUNICIPAL UTILITY DISTRICT



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	420.00'	1'02"55"	7.69'	7.69'	N 58°50'37" E
C2	25.00'	93°26'29"	40.77'	36.40'	S 73°54'41" E
C3	25.00'	101°08'10"	44.13'	38.82'	N 23°22'38" E
C4	420.00'	1'10'01"	80.76'	80.63'	N 79°27'13" E
C5	25.00'	84°09'30"	36.72'	33.51'	S 52°57'31" E
C6	830.00'	32°04'44"	464.70'	458.66'	S 26°55'08" E
C7	2000.00'	7°11'50"	251.23'	251.07'	S 30°47'22" E
C8	50.00'	92°42'26"	80.90'	72.36'	N 11°57'56" E
C9	1200.00'	6°50'00"	143.12'	143.03'	S 54°54'09" W
C10	450.00'	6°30'27"	51.11'	51.08'	N 54°44'23" E
C11	450.00'	11°34'23"	90.89'	90.74'	S 52°31'58" W
C12	50.00'	94°31'34"	82.49'	73.45'	S 00°31'00" E
C13	450.00'	15°46'24"	123.88'	123.49'	N 39°53'36" W
C14	450.00'	6°40'29"	52.42'	52.39'	S 35°20'38" E
C15	1975.00'	7°11'50"	248.09'	247.93'	S 30°47'22" E
C16	25.00'	30°21'04"	13.24'	13.09'	S 49°33'50" E
C17	50.00'	152°13'35"	132.84'	97.08'	S 11°22'26" W
C18	25.00'	29°10'04"	12.73'	12.59'	S 72°54'11" W
C19	1175.00'	6°50'00"	140.14'	140.05'	S 54°54'09" W
C20	475.00'	4°10'28"	34.61'	34.60'	S 53°34'23" W
C21	25.00'	94°20'29"	41.16'	36.67'	S 08°29'22" W
C22	475.00'	6°40'29"	55.33'	55.30'	N 35°20'38" W
C23	425.00'	15°56'58"	118.31'	117.93'	N 39°58'53" W
C24	25.00'	28°04'05"	12.25'	12.12'	N 61°59'25" W
C25	50.00'	15°10'14"	131.79'	96.82'	N 00°30'51" W
C26	25.00'	28°23'25"	12.39'	12.26'	N 60°48'04" E
C27	475.00'	11°42'48"	97.11'	96.94'	N 52°27'45" E
C28	25.00'	86°13'21"	37.62'	34.17'	N 15°12'29" E
C29	2025.00'	0°42'45"	25.18'	25.18'	N 27°32'49" W
C30	25.00'	94°31'34"	41.24'	36.72'	N 00°31'00" W
C31	425.00'	11°34'23"	85.84'	85.70'	N 52°31'58" E
C32	25.00'	90°58'48"	39.70'	35.66'	S 76°11'27" E
C33	2025.00'	3°41'15"	130.32'	130.30'	S 32°32'40" E
C34	25.00'	92°42'26"	40.45'	36.18'	S 11°57'56" W
C35	1225.00'	6°50'00"	146.10'	146.01'	S 54°54'09" W
C36	425.00'	4°01'53"	29.90'	29.90'	S 53°30'06" W
C37	25.00'	92°28'34"	40.35'	36.11'	N 78°14'41" W
C38	475.00'	15°46'24"	130.76'	130.35'	N 39°53'36" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58°19'09" E	0.55'
L2	S 27°11'27" E	6.72'
L3	N 62°48'33" E	50.00'
L4	N 84°57'44" E	95.44'
L5	S 55°30'35" W	59.41'
L6	S 51°19'08" W	50.00'
L7	N 30°56'47" W	20.16'
L8	S 57°59'36" W	32.72'
L9	N 78°38'12" W	0.56'
L10	N 72°21'18" W	14.18'
L11	N 30°56'47" W	45.82'
L12	N 30°56'47" W	39.90'



- BUILDING LINE NOTES:
- UNLESS OTHERWISE NOTED ALL LOTS WITHIN THIS SUBDIVISION ARE:
 - RESTRICTED TO A 20-FOOT FRONT BUILDING LINE AND;
 - RESTRICTED TO A 35-FOOT GARAGE SETBACK.

**SIENNA PLANTATION SECTION 15B
AMENDING REPLAT NO 1**

A SUBDIVISION OF 13.926 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS, BEING A REPLAT OF SIENNA PLANTATION SECTION 15B,
RECORDED IN PLAT NO 20190178 OF THE FORT BEND COUNTY PLAT RECORDS.

REASON FOR REPLAT:
TO REDUCE THE FRONT BUILDING LINE FROM 25' TO 20', TO ESTABLISH A 35' GARAGE
SETBACK LINE AND TO CORRECT THE ACREAGE OF RESERVE "A" IN THE RESERVE TABLE.
52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS
OCTOBER 22, 2019 JOB NO. 1414-1515BP

OWNERS:
TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655
SIENNA PLANTATION LEEVE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796
PH. (281) 500-6050
NEWMARK HOMES HOUSTON LLC
JEFFERY DYE, VICE PRESIDENT
10455 BRIAR FOREST DRIVE, SUITE 200, HOUSTON, TEXAS 77042
PH. (713) 481-8721

ENGINEER:
LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449
Phone 713.953.3200
Fax 713.953.5026
FRN-F-1386

SURVEYORS:
GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13300 S. GESSNER RD. • HOUSTON, TX 77066
PHONE: 281-498-4539 • www.gbipartners.com
TRESPASS # 10180000

STATE OF TEXAS
COUNTY OF FORT BEND

WE, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE, BEING AN OFFICER OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, AND WE, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, ACTING BY AND THROUGH KEN BECKMAN, PRESIDENT BEING AN OFFICER OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, OWNERS OF THE 13.926 ACRE TRACT DESCRIBED IN THE ABOVE AND FOREGOING PLAT OF SIENNA PLANTATION SECTION 15B, DO HEREBY MAKE AND ESTABLISH SAID SUBDIVISION PLAT OF SAID PROPERTY ACCORDING TO ALL LINES, DEDICATIONS, RESTRICTIONS AND NOTATIONS ON SAID PLAT AND HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN THEREON FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED, AND DO HEREBY BIND OURSELVES, OUR HEIRS AND ASSIGNS TO WARRANT AND FOREVER DEFEND THE TITLE TO THE LAND SO DEDICATED.

WE, FURTHER ACKNOWLEDGE THAT THE DEDICATIONS AND/OR EXACTIONS MADE HEREIN ARE PROPORTIONAL TO THE IMPACT OF THE SUBDIVISION UPON THE PUBLIC SERVICES REQUIRED IN ORDER THAT THE DEVELOPMENT WILL COMPORT WITH THE PRESENT AND FUTURE GROWTH NEEDS OF THE CITY; WE, OUR SUCCESSORS AND ASSIGNS HEREBY WAIVE ANY CLAIM, DAMAGE OR CAUSE OF ACTION THAT WE MAY HAVE AS A RESULT OF THE DEDICATION OR EXACTIONS MADE HEREIN.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL ELEVEN FEET, SIX INCHES (11'6") FOR TEN FEET (10'0") PERIMETER GROUND EASEMENTS OR SEVEN FEET, SIX INCHES (7'6") FOR FOURTEEN FEET (14'0") PERIMETER GROUND EASEMENTS OR FIVE FEET, SIX INCHES (5'6") FOR SIXTEEN FEET (16'0") PERIMETER GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED, HEREON, WHEREBY THE AERIAL EASEMENT TOTALS TWENTY ONE FEET, SIX INCHES (21' 6") IN WIDTH.

FURTHER, OWNERS HAVE DEDICATED AND BY THESE PRESENTS DO DEDICATE TO THE USE OF THE PUBLIC FOR PUBLIC UTILITY PURPOSES FOREVER UNOBSTRUCTED AERIAL EASEMENTS. THE AERIAL EASEMENTS SHALL EXTEND HORIZONTALLY AN ADDITIONAL TEN FEET (10'0") FOR TEN FEET (10'0") BACK-TO-BACK GROUND EASEMENTS, OR EIGHT FEET (8'0") FOR FOURTEEN FEET (14'0") BACK-TO-BACK GROUND EASEMENTS OR SEVEN FEET (7'0") FOR SIXTEEN FEET (16'0") BACK-TO-BACK GROUND EASEMENTS, FROM A PLANE SIXTEEN FEET (16'0") ABOVE GROUND LEVEL UPWARD, LOCATED ADJACENT TO BOTH SIDES AND ADJOINING SAID PUBLIC UTILITY EASEMENTS THAT ARE DESIGNATED WITH AERIAL EASEMENTS (U.E. AND A.E.) AS INDICATED AND DEPICTED HEREON, WHEREBY THE AERIAL EASEMENT TOTALS THIRTY FEET (30'0") IN WIDTH.

FURTHER, WE DO HEREBY DECLARE THAT ALL PARCELS OF LAND DESIGNATED AS LOTS ON THIS PLAT ARE INTENDED FOR THE CONSTRUCTION OF SINGLE FAMILY RESIDENTIAL DWELLING UNITS THEREON AND SHALL BE RESTRICTED FOR SAME UNDER THE TERMS AND CONDITIONS OF SUCH RESTRICTIONS FILED SEPARATELY.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE RESTRICTED TO PREVENT THE DRAINAGE OF ANY SEPTIC TANKS INTO ANY PUBLIC OR PRIVATE STREET, ROAD OR ALLEY OR ANY DRAINAGE DITCH, EITHER DIRECTLY OR INDIRECTLY.

FURTHER, WE DO HEREBY DEDICATE TO THE PUBLIC A STRIP OF LAND TWENTY (20) FEET WIDE ON EACH SIDE OF THE CENTER LINE OF ANY AND ALL BAYOUS, CREEKS, GULLIES, RAVINES, DRAWS AND DRAINAGE DITCHES LOCATED IN SAID SUBDIVISION, AS EASEMENTS FOR DRAINAGE PURPOSES. FORT BEND COUNTY OR ANY OTHER GOVERNMENTAL AGENCY SHALL HAVE THE RIGHT TO ENTER UPON SAID EASEMENT AT ANY AND ALL TIMES FOR THE PURPOSES OF CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND STRUCTURES.

FURTHER, WE DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS SUBDIVISION AND ADJACENT TO ANY DRAINAGE EASEMENT, DITCH, GULLY, CREEK OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP SUCH DRAINAGE WAYS AND EASEMENTS CLEAR OF FENCES, BUILDINGS, EXCESSIVE VEGETATION AND OTHER OBSTRUCTIONS TO THE OPERATION AND MAINTENANCE OF THE DRAINAGE FACILITY AND THAT SUCH ABUTTING PROPERTY SHALL NOT BE PERMITTED TO DRAIN DIRECTLY INTO THIS EASEMENT EXCEPT BY MEANS OF AN APPROVED DRAINAGE STRUCTURE.

FURTHER, WE DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF ALL PROPERTY IMMEDIATELY ADJACENT TO THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION OF SIENNA PLANTATION SECTION 15B WHERE BUILDING SETBACK LINES OR PUBLIC UTILITY EASEMENTS ARE TO BE ESTABLISHED OUTSIDE THE BOUNDARIES OF THE ABOVE AND FOREGOING SUBDIVISION AND DO HEREBY MAKE AND ESTABLISH ALL BUILDING SETBACK LINES AND DEDICATE TO THE USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN IN SAID ADJACENT ACREAGE.

FURTHER, WE DO HEREBY ACKNOWLEDGE THE RECEIPT OF THE "ORDERS FOR REGULATION OF OUTDOOR LIGHTING IN THE UNINCORPORATED AREAS OF FORT BEND COUNTY, TEXAS", AND DO HEREBY COVENANT AND AGREE AND SHALL COMPLY WITH THIS ORDER AS ADOPTED BY FORT BEND COUNTY COMMISSIONERS COURT ON MARCH 23, 2004 AND ANY SUBSEQUENT AMENDMENT.

IN TESTIMONY WHEREOF, TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIMMIE F. JENKINS, ITS AUTHORIZED REPRESENTATIVE, THEREUNTO AUTHORIZED,

THIS 21ST DAY OF May, 2019.

TOLL-GTIS PROPERTY OWNER, LLC
A TEXAS LIMITED LIABILITY COMPANY

BY: JF Jenkins
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE

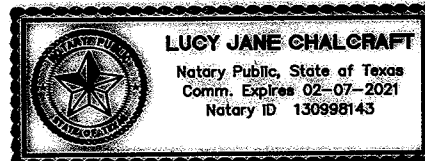
STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE OF TOLL-GTIS PROPERTY OWNER, LLC, A TEXAS LIMITED LIABILITY COMPANY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS 21ST DAY OF MAY, 2019.

Lucy C. Chalcraft
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



IN TESTIMONY WHEREOF, SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, HAS CAUSED THESE PRESENTS TO BE SIGNED BY KEN BECKMAN, ITS PRESIDENT, THEREUNTO AUTHORIZED,

THIS 24th DAY OF May, 2019.

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS

BY: Ken Beckman
KEN BECKMAN, PRESIDENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KEN BECKMAN, PRESIDENT OF SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT OF FORT BEND COUNTY, TEXAS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET OUT.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

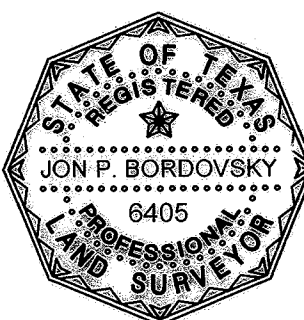
THIS 24th DAY OF May, 2019.

Maria E. Eacoe
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



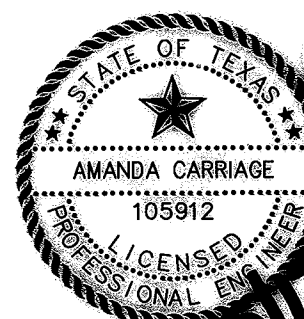
I, JON P. BORDOVSKY, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL BOUNDARY CORNERS, ANGLES, POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED WITH IRON (OR OTHER SUITABLE PERMANENT METAL) PIPES OR RODS HAVING AN OUTSIDE DIAMETER OF NOT LESS THAN FIVE-EIGHTHS (5/8) INCH WITH PLASTIC CAP MARKED "GBI PARTNERS" AND A LENGTH OF NOT LESS THAN THREE (3) FEET.

Jon P. Bordovsky
JON P. BORDOVSKY, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6405



I, AMANDA CARRIAGE, / PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THIS PLAT MEETS ALL REQUIREMENTS OF FORT BEND COUNTY TO THE BEST OF MY KNOWLEDGE.

Amanda Carriage
AMANDA CARRIAGE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 105912



STATE OF TEXAS
COUNTY OF FORT BEND

THIS IS TO CERTIFY THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF MISSOURI CITY, TEXAS, HAS APPROVED THIS PLAT AND SUBDIVISION OF SIENNA PLANTATION SECTION 15B IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MISSOURI CITY AS SHOWN HEREON AND AUTHORIZED THE RECORDING OF THIS PLAT

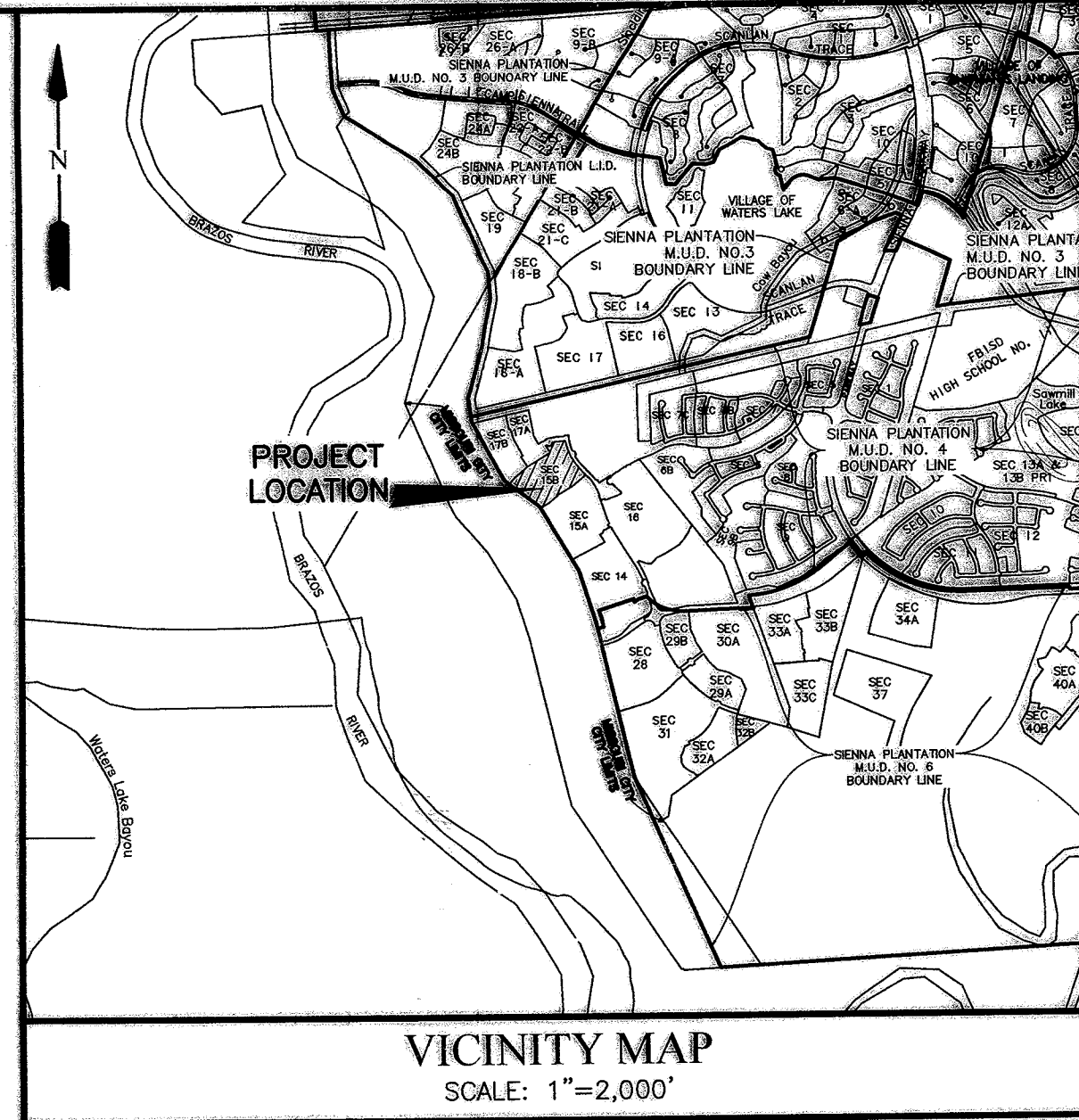
THIS 14th DAY OF June, 2019.

Sonya Brown-Marshall
SONYA BROWN-MARSHALL, CHAIRMAN

Timothy R. Marshall
TIMOTHY R. MARSHALL, VICE CHAIRMAN

NOTES:

- BENCHMARK: FOUND 4 INCH BRASS DISC LOCATED IN A POURED CONCRETE POST IN THE GRASSY AREA IN FRONT OF MISSOURI CITY FIRE STATION NUMBER 5 16.5 FEET FROM THE SIDE WALK.
SURVEY MARKER NO. PCM-011
ELEV. = 55.97 (NAV88 2001 ADJUSTMENT)
- T.B.M. INDICATES TEMPORARY BENCHMARK
FND, 5/8 INCH IRON ROD WITH CAP MARKED "GBI SURVEYING"
ELEV. = 65.30 (ON LEVEE) 2001 ADJUSTMENT
- ALL BEARINGS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83). COORDINATES SHOWN ARE GRID AND MAY BE CONVERTED TO SURFACE BY DIVIDING BY A FACTOR OF 0.999867651.
- THIS PLAT WAS PREPARED TO MEET CITY OF MISSOURI CITY AND FORT BEND COUNTY REQUIREMENTS.
- THIS PLAT WAS PREPARED FROM INFORMATION FURNISHED BY STEWART TITLE COMPANY, FILE NO. 369395, DATED FEBRUARY 21, 2019. THE SURVEYOR HAS NOT ABSTRACTED THE ABOVE PROPERTY.
- THIS PLAT LIES WHOLLY WITHIN SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT, FORT BEND SUBSIDENCE DISTRICT, FORT BEND COUNTY DRAINAGE DISTRICT, THE ETJ OF THE CITY OF MISSOURI CITY, FORT BEND COUNTY AND SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4.
- IN ACCORDANCE WITH FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, MAP NO. 48157C 0435L, REVISED DATE APRIL 2, 2014, PROPERTY LIES WITHIN SHADED ZONE "X" DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD. THIS AREA IS SHOWN AS BEING PROTECTED FROM THE 1% ANNUAL CHANCE OR GREATER FLOOD HAZARD BY A LEVEE SYSTEM. OVERTOPPING OR FAILURE OF ANY LEVEE SYSTEM IS POSSIBLE. LIA DOES NOT WARRANT NOR SUBSCRIBE TO THE ACCURACY OR SCALE OF SAID MAPS.
- THERE ARE NO EXISTING OR PROPOSED PIPELINE EASEMENTS WITHIN THE LIMITS OF THE SUBDIVISION.
- FIVE EIGHTHS INCH (5/8") IRON RODS THREE FEET (3') IN LENGTH WITH A PLASTIC CAP MARKED "GBI PARTNERS" WILL BE SET ON ALL PERIMETER BOUNDARY CORNERS. LOT, BLOCK, AND RESERVE CORNERS WILL BE SET UPON COMPLETION OF ROAD CONSTRUCTION AND PRIOR TO LOT CONSTRUCTION.
- THE MINIMUM SLAB ELEVATION SHALL BE ELLEVATED TO OR ABOVE A HEIGHT WHICH IS HIGHER OF EIGHTEEN INCHES ABOVE HIGHEST ADJACENT GRADE, OR TWELVE INCHES ABOVE THE MAXIMUM ONE PERCENT ANNUAL FLOOD RISK FLOODPLAIN PONDING ELEVATION IN THE NEAREST DRAINAGE SYSTEM AS PER SECTION 42 - ARTICLE III OF THE MISSOURI CITY CODE OF ORDINANCES. THE TOP OF ALL FLOOR SLABS SHALL BE A MINIMUM OF 58.10 FEET ABOVE MEAN SEA LEVEL. THE TOP OF SLAB ELEVATION AT ANY POINT ON THE PERIMETER OF THE SLAB SHALL NOT BE LESS THAN EIGHTEEN (18) INCHES ABOVE NATURAL GROUND. ALL SLAB ELEVATIONS SHALL BE ONE FOOT ABOVE THE 100-YEAR FLOOD ELEVATION AS ESTABLISHED BY FEMA AS PER SECTION 82-97(11).
- ALL DRAINAGE AND FLOODWAY EASEMENTS SHALL BE KEPT CLEAR OF FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS TO THE OPERATIONS AND MAINTENANCE OF THE DRAINAGE FACILITY AS REQUIRED BY SUBSECTION 82-168(D) OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- THE DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE FORT BEND COUNTY DRAINAGE CRITERIA MANUAL WHICH ALLOWS STREET PONDING DURING INTENSE RAINFALL EVENTS.
- ALL PROPERTY TO DRAIN INTO THE DRAINAGE EASEMENT ONLY THROUGH AN APPROVED DRAINAGE STRUCTURE.
- ALL LOT LINES SHALL HAVE A MINIMUM FIVE (5) FOOT SIDE YARD SETBACK.
- A MINIMUM DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN RESIDENTIAL DWELLINGS.
- THE CITY OF MISSOURI CITY SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OF DRIVEWAYS, SIDEWALKS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS, AND OPEN SPACES; THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR SUCH MAINTENANCE OF DRIVEWAYS, EMERGENCY ACCESS EASEMENTS, RECREATIONAL AREAS AND OPEN SPACES AS REQUIRED BY SECTION 3.C.(12) OF THE ADMINISTRATIVE PLATTING MANUAL OF THE CITY OF MISSOURI CITY (JUNE 2014).
- SIDEWALKS SHALL BE BUILT OR CAUSED TO BE BUILT NOT LESS THAN 5- FEET IN WIDTH ON BOTH SIDES OF ALL DEDICATED RIGHTS-OF-WAY WITHIN SAID PLAT AND ON CONTIGUOUS RIGHT-OF-WAY OF ALL PERMETER ROADS SURROUNDING SAID PLAT, IN ACCORDANCE WITH ADA REQUIREMENTS.
- SIDEWALKS SHALL BE CONSTRUCTED AS REQUIRED BY SECTION 82-164 OR THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- DRIVEWAY APPROACHES SHALL BE PROVIDED IN ACCORDANCE WITH THE MISSOURI CITY DRIVEWAY APPROACH POLICY AS REQUIRED UNDER THE PROVISIONS OF SUBSECTION 82-160 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS.
- IN ACCORDANCE WITH CENTERPOINT ENERGY ELECTRICAL SERVICE MANUAL, ARTICLE 421.2, ELECTRIC METERS SHALL BE LOCATED IN A POSITION THAT IS ACCESSIBLE AT ALL TIMES WITHOUT CUSTOMER ASSISTANCE. ACCESS TO THE METER SHALL NOT BE BLOCKED BY GATES, WALLS OR FENCES.
- ALL REQUIRED UTILITY COMPANIES HAVE BEEN CONTACTED AND ALL PUBLIC UTILITY EASEMENTS AS SHOWN ON THE ABOVE AND FOREGOING PLAT CONSTITUTE ALL OF THE EASEMENTS REQUIRED BY THE UTILITY COMPANIES CONTACTED AT THE TIME OF PLATTING.
- GAS METER LOCATION: GAS METERS SHALL BE LOCATED IN AN AREA ACCESSIBLE WITHOUT CUSTOMER ASSISTANCE, AND NOT BLOCKED BY FENCES, WALLS OR GATES. FOR FURTHER INFORMATION PLEASE CONTACT SIENRGAT AT 281-778-6250.
- THE PROPERTY SUBDIVDED IN THE ABOVE AND FOREGOING PLAT IS WITHIN THE CITY AND ETJ BOUNDARIES OF THE CITY OF MISSOURI CITY, TEXAS.
- NO BUILDING OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS WILL BE ISSUED BY THE CITY OF MISSOURI CITY, TEXAS, FOR CONSTRUCTION WITHIN THIS SUBDIVISION UNTIL SUCH TIME AS ALL PUBLIC IMPROVEMENTS OF THE SUBDIVISION HAVE BEEN CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE CITY OR THE GUARANTEE OF CONSTRUCTION OF PUBLIC IMPROVEMENTS REQUIRED BY SECTION 82-206 OF THE CODE OF ORDINANCES OF THE CITY OF MISSOURI CITY, TEXAS, IS SUBMITTED TO AND APPROVED BY THE CITY.
- PRIOR TO THE BEGINNING OF THE ONE-YEAR MAINTENANCE PERIOD FOR UTILITIES AND PAVING BY FORT BEND COUNTY. ALL BLOCK CORNERS AND STREET RIGHT-OF-WAY WILL BE MONUMENTED.
- ADEQUATE FIRE FLOWS SHALL BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPOSED WATER LINE.
- REQUIRED FIRE FLOWS SHALL BE PROVIDED BASED ON THE SIZE AND CONSTRUCTION OF ALL BUILDINGS AS REQUIRED BY THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE PLACEMENT OF FIRE HYDRANTS SHALL BE PROVIDED BASED ON THE MINIMUM DISTANCE REQUIREMENTS AS ESTABLISHED IN THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY (500FT. FOR RESIDENTIAL DEVELOPMENT AND 300FT. FOR COMMERCIAL DEVELOPMENT). ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO THE INTERNATIONAL FIRE CODE AS ADOPTED BY THE CITY.
- THE DRIVEWAY FOR ANY LOT ON THE INSIDE OF A KNUCKLE MUST BE PLACED ALONG THE FRONTAGE PRIOR TO THE RIGHT TURN ON THE INSIDE APPROACH LANE TO AVOID SIGHT OBSTRUCTION SAFETY HAZARDS.
- STREET LIGHTING SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MISSOURI CITY INFRASTRUCTURE DESIGN MANUAL, CHAPTER 4, STREET LIGHTING AND OVERHEAD UTILITIES. THE INSTALLATION, OPERATION, AND MAINTENANCE OF ORNAMENTAL STREET LIGHTS SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MISSOURI CITY, EXCEPT AS PROVIDED THEREIN.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE DRAINAGE RESERVES AND CHANNELS IS VESTED IN THE SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF LANDSCAPE RESERVES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES WITHIN THE SECTIONS IS VESTED IN SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 4. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THE UTILITIES ALONG BOULEVARDS AND MAJOR THOROUGHFARES IS VESTED IN THE SIENNA PLANTATION MUNICIPAL UTILITY DISTRICT NO. 5.
- THIS PLAT IS SUBORDINATED BY:
U.S. BANK NATIONAL ASSOCIATION D/B/A HOUSING CAPITAL COMPANY, AS RECORDED IN FILE NO. 2019071406 OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS.
- THIS PLAT LIES WITHIN LIGHTING ZONE 2.
- ONE-FOOT RESERVE DEDICATED TO THE CITY IN FEE AS A BUFFER SEPARATION BETWEEN THE SIDE OR END OF STREETS WHERE SUCH STREETS ABUT ADJACENT ACREAGE TRACTS, THE CONDITION OF SUCH DEDICATION BEING THAT WHEN THE ADJACENT PROPERTY IS SUBDIVIDED PURSUANT TO A RECORDED PLAT, THE ONE-FOOT RESERVE SHALL THEREUPON BECOME VESTED IN THE PUBLIC FOR STREET RIGHT-OF-WAY PURPOSES AND THE FEE TITLE THERETO SHALL REVERT TO AND REVEST IN THE DEDICATOR, HIS HEIRS, ASSIGNS OR SUCCESSORS.
- U.V.E. INDICATES UNOBSTRUCTED VIEW EASEMENT. FORT BEND COUNTY SHALL BE RESPONSIBLE FOR ENFORCING U.V.E. REQUIREMENTS WITHIN THE PUBLIC RIGHT-OF-WAY AND SIENNA PLANTATION COMMUNITY ASSOCIATION, INC. SHALL ENFORCE AREAS OUTSIDE OF RIGHT-OF-WAY.
- SITE PLANS SHALL BE SUBMITTED TO FORT BEND COUNTY AND ANY OTHER APPLICABLE JURISDICTION FOR REVIEW AND APPROVAL. DEVELOPMENT PERMITS AND ALL OTHER APPLICABLE PERMITS SHALL BE OBTAINED FROM FORT BEND COUNTY PRIOR TO BEGINNING CONSTRUCTION.
- THE MINIMUM DISTANCE OF THIRTY-FIVE (35) FEET SHALL BE MAINTAINED BETWEEN A FRONT FACING GARAGE AND THE EDGE OF THE SIDEWALK.



I, J. STACY SLAWINSKI, FORT BEND COUNTY ENGINEER, DO HEREBY CERTIFY THAT THE PLAT OF THIS SUBDIVISION COMPLIES WITH ALL OF THE EXISTING RULES AND REGULATIONS OF THIS OFFICE AS ADOPTED BY THE FORT BEND COUNTY COMMISSIONERS' COURT. HOWEVER, NO CERTIFICATION IS HEREBY GIVEN AS TO THE EFFECT OF DRAINAGE FROM THIS SUBDIVISION ON THE INTERCEPTING DRAINAGE ARTERY OR PARENT STREAM OR ON ANY OTHER AREA OR SUBDIVISION WITHIN THE WATERSHED.

J. Stacy Slawinski
J. STACY SLAWINSKI, P.E.
FORT BEND COUNTY ENGINEER

APPROVED BY THE COMMISSIONERS' COURT OF FORT BEND COUNTY, TEXAS,
THIS 2nd DAY OF July, 2019.

Vincent M. Morales Jr.
VINCENT M. MORALES, JR.
PRECINCT 1, COUNTY COMMISSIONER

Grady Prestage
GRADY PRESTAGE
PRECINCT 2, COUNTY COMMISSIONER

KP George
KP GEORGE
COUNTY JUDGE

W.A. (Andy) Meyers
W.A. (ANDY) MEYERS
PRECINCT 3, COUNTY COMMISSIONER

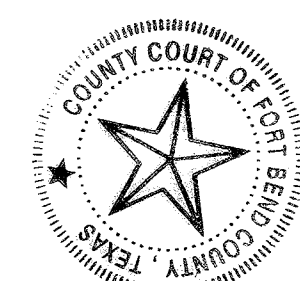
Ken R. Demerchant
KEN R. DEMERCHANT
PRECINCT 4, COUNTY COMMISSIONER

I, LAURA RICHARD, COUNTY CLERK IN AND FOR FORT BEND COUNTY, HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDATION IN MY OFFICE ON July 2nd, 2019 AT 2:17 O'CLOCK P.M. IN PLAT NUMBER 2019071406 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE, AT RICHMOND, TEXAS. THE DAY AND DATE LAST ABOVE WRITTEN.

Laura Richard
LAURA RICHARD, COUNTY CLERK
FORT BEND COUNTY, TEXAS

BY: Roxana Ramos
DEPUTY



SIENNA PLANTATION SECTION 15B

A SUBDIVISION OF 13.926 ACRES OF LAND SITUATED IN THE
DAVID FITZGERALD LEAGUE, ABSTRACT 25
FORT BEND COUNTY, TEXAS.

52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS
MAY 14, 2019 JOB NO. 1414-1515BP

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC
JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
PH. (281) 894-8655

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
OF FORT BEND COUNTY, TEXAS
KEN BECKMAN, PRESIDENT
202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796
PH. (281) 500-6050

ENGINEER:

SURVEYORS:

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS
Laura Richard
Laura Richard, County Clerk
Fort Bend County Texas
July 02, 2019 02:17:01 PM
FEE: \$456.00 RR1 201907178

GBI PARTNERS, L.P.
LAND SURVEYING CONSULTANTS
13341 S. GUNSHAW RD., MISSOURI CITY, TX 77459
PHONE: 281-489-4539 • www.gbisurvey.com
TSPUS FIRM # 10180800

LJA Engineering, Inc.
1904 W. Grand Parkway North
Suite 100
Katy, Texas 77449

Phone 713.953.5200
Fax 713.953.5026
FRN-F-1986

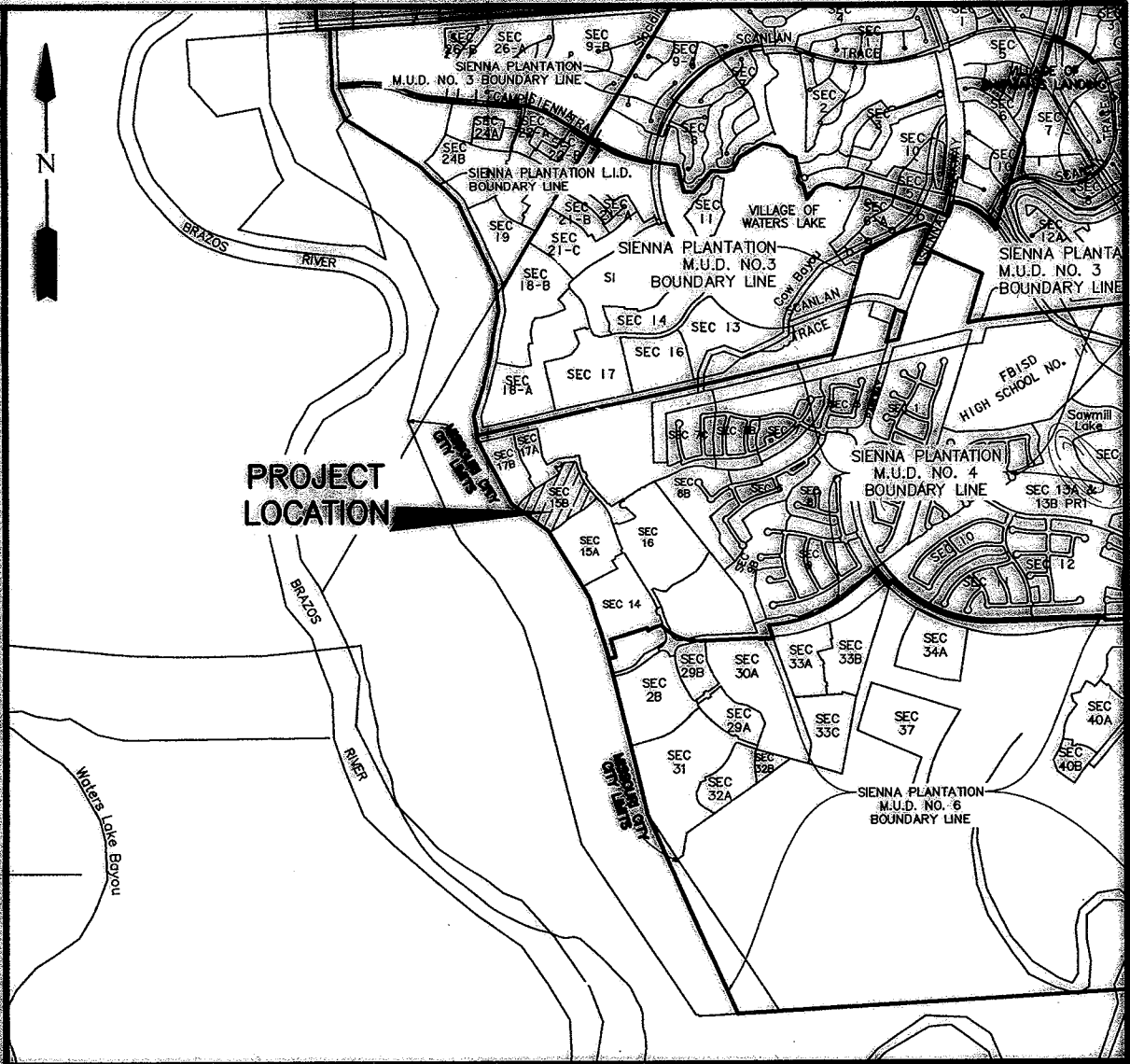
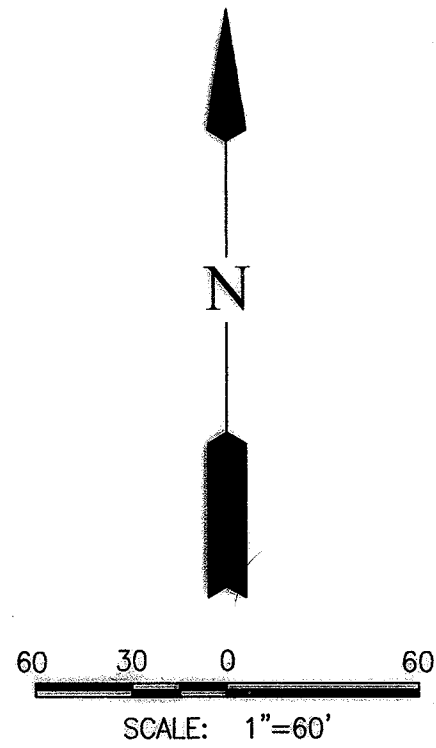
RESERVE TABLE					
RESERVE	ACREAGE	SQ.FT.	TYPE	MAINTENANCE/OWNERSHIP	
A	0.357	28,624	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5	
B	0.151	6,559	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5	
C	0.115	5,029	RESTRICTED TO LANDSCAPE/UTILITIES	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5	
D	0.453	19,717	RESTRICTED TO LANDSCAPE	SIENNA PLANTATION COMMUNITY ASSOCIATION (S.P.C.A.I.)/SIENNA PLANTATION M.U.D. No. 5	
E	0.447	19,463	RESTRICTED TO DRAINAGE/LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT	
F	1.430	62,309	RESTRICTED TO LEVEE	SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT	
TOTAL	3.253	141,701			

- LEGEND
- B.L. INDICATES BUILDING LINE
 - U.E. INDICATES UTILITY EASEMENT
 - D.E. INDICATES DRAINAGE EASEMENT
 - W.L.E. INDICATES WATER LINE EASEMENT
 - S.S.E. INDICATES SANITARY SEWER EASEMENT
 - STM.S.E. INDICATES STORM SEWER EASEMENT
 - F.B.C.P.R. INDICATES FORT BEND COUNTY PLAT RECORDS
 - F.B.C.O.P.R. INDICATES FORT BEND COUNTY OFFICIAL PUBLIC RECORDS
 - INDICATES STREET NAME CHANGE
 - F.N. INDICATES FILE NUMBER
 - E.E. INDICATES ELECTRICAL EASEMENT
 - M.U.D. MUNICIPAL UTILITY DISTRICT

PLATTING MGR. MULAR CHENK. SURVEY

LAST SAVED: 5/2/2019 1:44 PM BY: MARE ESHIE
 PRINTED: 5/2/2019 1:44 PM BY: MARE ESHIE
 PLOT DATE: 5/14/2019 6:49 PM BY: MARE ESHIE
 PLOT SCALE: 1"=60'

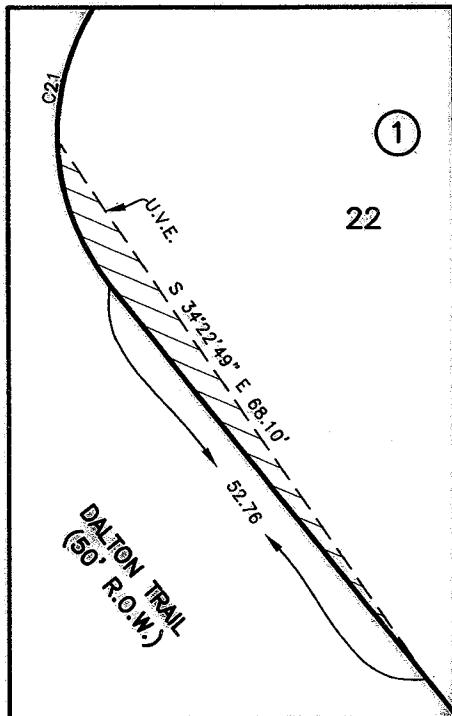
TOLL-GTIS PROPERTY OWNER LLC
 TRACT "B"
 CALLED 287.208 ACRES
 F.N. 2013153798
 F.B.C.O.P.R.



VICINITY MAP

SCALE: 1"=2,000'

KEY MAP NO. 650T



INSET "A"

SCALE: 1"=20'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 58°19'09" E	0.55'
L2	S 27°11'27" E	6.72'
L3	N 62°48'35" E	50.00'
L4	N 84°57'44" E	95.44'
L5	S 55°30'35" W	59.41'
L6	S 51°19'08" W	50.00'
L7	N 30°58'47" W	20.16'
L8	S 57°59'36" W	32.72'
L9	N 78°38'12" W	0.56'
L10	N 72°21'18" W	14.18'
L11	N 30°58'47" W	45.82'
L12	N 30°58'47" W	39.90'

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	420.00'	1°02'55"	7.69'	7.69'	N 58°50'37" E
C2	25.00'	93°26'29"	40.77'	36.40'	S 73°50'41" E
C3	25.00'	101°08'10"	44.13'	38.62'	N 23°22'38" E
C4	420.00'	1°10'01"	80.76'	80.63'	N 79°27'13" E
C5	25.00'	84°09'30"	36.72'	33.51'	S 52°57'31" E
C6	830.00'	32°04'44"	464.70'	458.66'	S 26°55'08" E
C7	2000.00'	7°11'50"	251.23'	251.07'	S 30°47'22" E
C8	50.00'	92°42'26"	80.90'	72.36'	N 11°57'56" E
C9	1200.00'	6°50'00"	143.12'	143.03'	S 54°54'09" W
C10	450.00'	6°30'27"	51.11'	51.08'	N 54°44'23" E
C11	450.00'	11°34'23"	90.88'	90.74'	S 52°31'58" W
C12	50.00'	94°31'34"	82.49'	73.45'	S 00°31'00" E
C13	450.00'	15°46'24"	123.88'	123.49'	N 39°53'36" W
C14	450.00'	6°40'29"	52.42'	52.39'	S 35°20'38" E
C15	1975.00'	7°11'50"	248.09'	247.93'	S 30°47'22" E
C16	25.00'	30°21'04"	13.24'	13.09'	S 49°33'50" E
C17	50.00'	152°13'35"	132.84'	97.08'	S 11°22'26" W
C18	25.00'	29°10'04"	12.73'	12.59'	S 72°54'11" W
C19	1175.00'	6°50'00"	140.14'	140.05'	S 54°54'09" W
C20	475.00'	4°10'28"	34.61'	34.60'	S 53°34'23" W
C21	25.00'	94°20'29"	41.16'	36.67'	S 08°29'22" W
C22	475.00'	6°40'29"	55.33'	55.30'	N 35°20'38" W
C23	425.00'	10°56'58"	118.31'	117.93'	N 39°58'53" W
C24	25.00'	28°04'06"	12.25'	12.12'	N 61°59'25" W
C25	50.00'	151°01'14"	131.79'	96.82'	N 00°30'51" W
C26	25.00'	38°23'25"	12.39'	12.26'	N 60°48'04" E
C27	475.00'	11°42'48"	97.11'	96.94'	N 52°27'45" E
C28	25.00'	86°13'21"	37.62'	34.17'	N 15°12'29" E
C29	2025.00'	0°42'45"	25.18'	25.18'	N 27°32'49" W
C30	25.00'	94°31'34"	41.24'	36.72'	N 00°31'00" W
C31	425.00'	11°34'23"	85.84'	85.70'	N 52°31'58" E
C32	25.00'	90°58'48"	39.70'	35.66'	S 76°11'27" E
C33	2025.00'	3°41'15"	130.32'	130.30'	S 32°32'40" E
C34	25.00'	92°42'26"	40.45'	36.18'	S 11°57'56" W
C35	1225.00'	6°50'00"	146.10'	146.01'	S 54°54'09" W
C36	425.00'	4°01'53"	29.90'	29.90'	S 53°30'06" W
C37	25.00'	92°28'34"	40.35'	36.11'	N 78°14'41" W
C38	475.00'	15°46'24"	130.76'	130.35'	N 39°53'36" W

SIENNA PLANTATION SECTION 15B

A SUBDIVISION OF 13.926 ACRES OF LAND SITUATED IN THE
 DAVID FITZGERALD LEAGUE, ABSTRACT 25
 FORT BEND COUNTY, TEXAS.

52 LOTS 6 RESERVES (3.253 ACRES) 3 BLOCKS
 MAY 14, 2019 JOB NO. 1414-1515BP

OWNERS:

TOLL-GTIS PROPERTY OWNER, LLC
 JIMMIE F. JENKINS, AUTHORIZED REPRESENTATIVE
 10110 WEST SAM HOUSTON PARKWAY NORTH, SUITE 210, HOUSTON, TEXAS 77064
 PH. (281) 894-8655

SIENNA PLANTATION LEVEE IMPROVEMENT DISTRICT
 OF FORT BEND COUNTY, TEXAS
 KEN BECKMAN, PRESIDENT
 202 CENTURY SQUARE BLVD., SUGAR LAND, TEXAS 77478-3796
 PH. (281) 500-6050

ENGINEER:

LJA Engineering, Inc.
 1804 W. Grand Parkway North
 Suite 100
 Katy, Texas 77449

Phone 713.953.5200
 Fax 713.953.5026
 FRN-F-1386



22 PGS

2019071400

FILED AND RECORDED
 OFFICIAL PUBLIC RECORDS

Laura Richard
 Laura Richard, County Clerk
 Fort Bend County Texas

July 02, 2019 02:17:01 PM
 FEE: \$4526.00 RR1



SURVEYORS:

CBI PARTNERS, L.P.
 LAND SURVEYING CONSULTANTS
 13340 S. CRESSKOP RD., MISSOURI CITY, TX 77459
 PHONE: 281-456-6394 www.cbipartners.com
 TEXAS FIRM # 10130000

20190718




**PLANNING AND ZONING COMMISSION
STAFF REPORT**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Brazos Lakes Mixed Use Project – Planned Development District Amendment

AGENDA ITEM NUMBER: 7.A.

PROJECT PLANNER: Jennifer Thomas Gomez, AICP, Planning Manager

APPROVAL:  Otis T. Spriggs, AICP, Director, Development Services

PERMIT NUMBER: PD1900010

PROPERTY ID: 0013-00-000-0124-907 / 0013-00-000-0122-907 / 0013-00-000-0105-907 / 0013-00-000-0123-907 / 0013-00-000-0110-907 / 0013-00-000-0106-907

LOCATION: The subject site is located north of Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

RECOMMENDED ACTION:

The Planning and Zoning Commission should adopt this as its Final Report and forward it to City Council with a **negative recommendation** for consideration and adoption thereof.

SCHEDULED FIRST READING BY THE CITY COUNCIL:

7:00 p.m., Monday, December 2, 2019

Revised submittals due prior to Wednesday, November 20, 2019. Any revised documents and exhibits required as a result of recommendations made by the Planning

and Zoning Commission, including a Traffic Impact Analysis worksheet, must be submitted no later than 10:00 a.m. on November 20, 2019, which is prior to the deadline for submittals to the City Council for their December 2, 2019, meeting.

BACKGROUND INFORMATION:

PD, Planned Development District #106 was approved in August 2018 to allow for the Brazos Lakes, mixed use residential and commercial development.

The development is proposed to be comprised of two, 5-story condominium buildings and 3-story single family attached townhomes. The condominium buildings would have a 50/50 age restriction on dwelling units. A commercial, office and retail plaza would be located towards the rear of the development and approximately 5 acres would remain along the Highway 6 frontage for nonresidential uses.

The applicant seeks the following changes as reflected in the revised master plan

- i. Increase the number of condominium dwelling units from 168 to 296 (Building A – 148 units and Building B – 148 units);
- ii. Generally revise the layout for the single-family attached townhome development;
- iii. Provide multiple 3-story buildings (2-story previously proposed) for commercial, office and restaurant uses along the backside of the property and increase the square footage from approximately 219,000 to 320,880 square feet.
- iv. Future nonresidential development along the Highway 6 frontage has been further defined to reflect approximately 5 acres conceptually laid out as site pads.

REQUIREMENTS FOR A PD DISTRICT AMENDMENT APPLICATION (SECTION 8.3)

A. Ownership documentation: The applicant has submitted proof of unified ownership or control of all of the property within the PD district.

B. Legal Description:

The subject site can be described as being a tract of land containing 24.506 acres, located in the David Bright League, A-13, in Fort Bend County, Texas, said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 2010106905, save and except a called 0.0574 acre tract of land recorded in the name of Fort Bend County Municipal Utility District No. 46 in F.B.C.C.F. No. 2005084273, leaving a net acreage of 24.448 acres of land.

C. Site Plan:

A proposed site plan has been submitted which constitutes the required site plan.

D. Total acreage:

24.45 acres

E. Minimum design standards:

The applicant has complied with City standards, except as requested below in the Analysis of the Subject Site.

F. Development Schedule. The applicant has advised the development shall be completed within the required five-year timeframe pursuant to Section 8.2.D.

The applicant has submitted an updated project schedule which provides for the submission permit plans and a construction timeline for completion of the project in 2023.

The timeline provided does not appear to include the platting process within the schedule. The applicant should be aware that platting is required prior to the issuance of permits. A parkland dedication would also be required as a component of the platting process.

GENERAL SITE INFORMATION:

A. Existing Land Use and Zoning Designation:

Vacant / PD, Planned Development District #106 (Ordinance O-18-20)

B. Surrounding Land Uses and Zoning Designations:

North: Cube Smart storage facility; Murphy Express gas station / PD #90 (Ordinance O-13-32)

South: Excel Urgent Care / LC-3, retail district

East: Public Storage facility; Quail Valley Thunderbird; Ridgeview Park / PD #11 (Ordinance O-18-03); R-2, single family residential district; CF, community facilities

West: Colony Lakes residential subdivision / CF, community facilities; R-2, single family residential district

C. Zoning History:

02-22-1966: Majority of subject site annexed by the City of Missouri City (Ordinance 74)

11-17-1980: Remainder of subject site annexed by the City of Missouri City (Ordinance 91)

01-19-1981:	Subject site zoned SD, suburban district (Ordinance O-81-1)
06-18-1984:	Subject site zoned LC-3, retail district (Ordinance O-84-45)
08-20-2018:	Subject site zoned PD, Planned Development District No. 106 (Ordinance O-18-20)

Subsection 8.2.C and 8.5 – Site plan and Use regulations: As stated above, per Zoning Ordinance Section 8.2.C, Site Plan, and 8.5, Use regulations, the applicant is required to propose minimum development guidelines for the site.

There are no proposed changes to PD No. 106, except as provided below.

- A. Use regulations.** No changes proposed.
- B. Height and area regulations.** There are no proposed changes to PD No. 106, except as provided herein.

The applicant seeks the following changes as reflected in the revised master plan

- i. Increase the number of condominium dwelling units from 168 to 296 (Building A – 148 units and Building B – 148 units);
- ii. Generally revise the layout for the single-family attached townhome development;
- iii. Provide multiple 3-story buildings (2-story previously proposed) for commercial, office and restaurant uses along the backside of the property and increase the square footage from approximately 219,000 to 320,880 square feet.
- iv. Future nonresidential development along the Highway 6 frontage has been further defined to reflect approximately 5 acres conceptually laid out as site pads.

The applicant has indicated that the open outdoor plaza area was redesigned to buffer noise from the development to nearby residential areas outside of the PD's boundaries.

The initial master plan provided for approximately 6+/- acres designated for the two condominium buildings and associated site work. It is unclear from the submitted plan whether this acreage has changed.

If the acreage remains unchanged, then the proposed density increase of the condominium development would not comply with PD #106 in the following areas:

- **Density (units-acre):** There shall be no more than 15 condominium dwelling units per net platted acre;

Staff recommendation: As provided with the initial zoning application, the master plan describes an integrated development designed to create centralized focus points and providing for buildings and structures that support each other. Thus, the singular standards for each zoning district may not be applicable for the intended development outcome. Certain standards could be relaxed in exchange for combined or enhanced standards in other parts of the development.

The density within the development, however, should remain consistent with PD No. 106 requirements. On the initial application, staff recommended that a performance standard could be placed on nonresidential occupancy to allow for an increase in density. The applicant has indicated the intent to construct all of the residential uses within one phase however has not provided any details as to why the density should be increased for the development.

On the townhome development, the front, rear, and side yard; lot width, lot area standards were relaxed to the layout as shown on the initial master plan. The revised layout for the townhome development does not substantially change what was previously approved, however the master plan should be adopted as part of a new ordinance to reflect the changed building footprints.

The proposed changes for the commercial, office and restaurant uses and future nonresidential development along Highway 6 are consistent with PD No. 106 which allows for LC-3, retail district regulations.

- C. **Building regulations.** No changes proposed.
- D. **Architectural standards.** No changes proposed except where required by Texas House Bill 2439.
- E. **Garage regulations.** No changes proposed.
- F. **Trash disposal regulations.** No changes proposed.
- G. **Portable storage unit regulations.** No changes proposed.
- H. **Outside placement, storage, sales, and services regulations.** No changes proposed.
- I. **Landscaping regulations.** No changes proposed.
- J. **Parking regulations.** No changes proposed.
- K. **Sign regulations.** No changes proposed.
- L. **Fence regulations.** No changes proposed.
- M. **Amenities.** No changes proposed.
- N. **Performance Standards.** No changes proposed.

O. Minor Modifications. No changes proposed.

P. Development Schedule.

The applicant has submitted a revised project schedule and has indicated the intention to develop all of the residential uses in a single phase.

PD #106 requires a minimum of 103,200 square feet of LC-3, retail district uses to be completed with the occupancy of any residential units in Phase I. A maximum of 122 residential could be constructed within this phase.

Phase II would start (1) upon the completion of all Phase I residential units; (2) the occupancy of at least 70 percent of the residential units; and (3) the occupancy of at least 70% of nonresidential uses constructed. An additional 103,200 square feet of nonresidential uses are required to be constructed in addition to the Phase I nonresidential development before any additional residential units could be constructed.

Staff recommendation: Disapprove. The applicant has indicated that the owner has conducted market research to support the request to construct all residential uses within a single phase. However, the applicant has not provided such information or support documentation for this requested change.

Q. Ingress and egress. All driveways and off-street parking areas, including locations, should comply with the Public Infrastructure Design Manual.

Staff recommendation: The applicant should submit a Traffic Impact Analysis (TIA) worksheet to reflect the proposed changes in density and commercial square footage. The worksheet will be used to determine if a full TIA should be required. The completed worksheet should be provided prior to the deadline for the first city council meeting.

-----END OF REPORT-----



DEVELOPMENT SERVICES DEPARTMENT
Planning & Development Division
1522 Texas Parkway
Missouri City, Texas 77489
281-403-8600 (Office) ■ 281-208-5551 (Fax)
www.missouricitytx.gov

APPLICATION FOR:

Check One:

- ☐ SPECIFIC USE PERMIT
☐ SPECIFIC USE PERMIT AMENDMENT
☐ PLANNED DEVELOPMENT DISTRICT
☒ PLANNED DEVELOPMENT DISTRICT AMENDMENT

SEE EXHIBITS "A" (PAGE 7), "B", AND "C" (PAGE 8)
FOR INFORMATION REQUIRED FOR COMPLETE APPLICATION SUBMITTAL

1. Project Name:	Brazos Lakes Mixed-Use Development
2. Address/Location of Property:	South of U.S. Hwy 6 near Oilfield Rd.
3. Applicant's Name:	Cynthia Ramirez
Mailing Address:	6001 Savoy Drive, Suite 100 Houston, TX 77036
Phone No.:	(713) 995 - 8784
Email:	cramirez@stoaintl.com
4. Status of Applicant:	Owner <u>Agent</u> Attorney Trustee Corporation Relative (If other than Owner, submit written authorization from Owner with application.)
5. Property Owner:	T.M Chen c/o Kah Tan
Mailing Address:	1650 Hwy 6 Sugarland TX, 77478
Phone No.:	(281) 340 - 4116
Email:	kaht@kw.com
6. Existing Zoning District:	LC-3
7. Total Acreage:	24.448 AC
8. Proposed Development and Reasons for Application:	Mixed Use (Commercial, Residential, ect.) PD Amendment/modification to Ordinance 0-18-20.
9. Legal Description of the Property (If the legal description is a portion of a lot, then a metes and bound description of the tract must be submitted with application.):	See metes and bounds attached.
10. Central Appraisal District tax identification numbers of property (Attach Paid Tax Receipts):	See Tax statements attached.
11. Do deed restrictions or restrictive covenants exist for the property? (Circle One):	YES <u>NO</u> (If yes, submit with application.)
12. Does this application include an Architectural Design Review: (Circle One):	<u>YES</u> NO (If yes, see page 8, Exhibit C for materials required to be submitted.)
FILING FEE: \$1,200.00	

Hand deliver completed application form with the filing fee and required information to:

Development Services Department
1522 Texas Parkway (FM 2234)
Missouri City, TX 77489

By submitting this application you are permitting City staff to enter the site in order to post and remove public notice signs.

Cynthia Ramirez, STOA Architects

Print Name of Applicant

Cynthia Ramirez
Signature of Applicant

Kah K. Tan

Print Name of Property Owner

T.M. Chen (Agent)
Signature of Property Owner, Agent or Attorney

MASTER PLAN - GROUND FLOOR
SCALE: 1" = 100'-0"

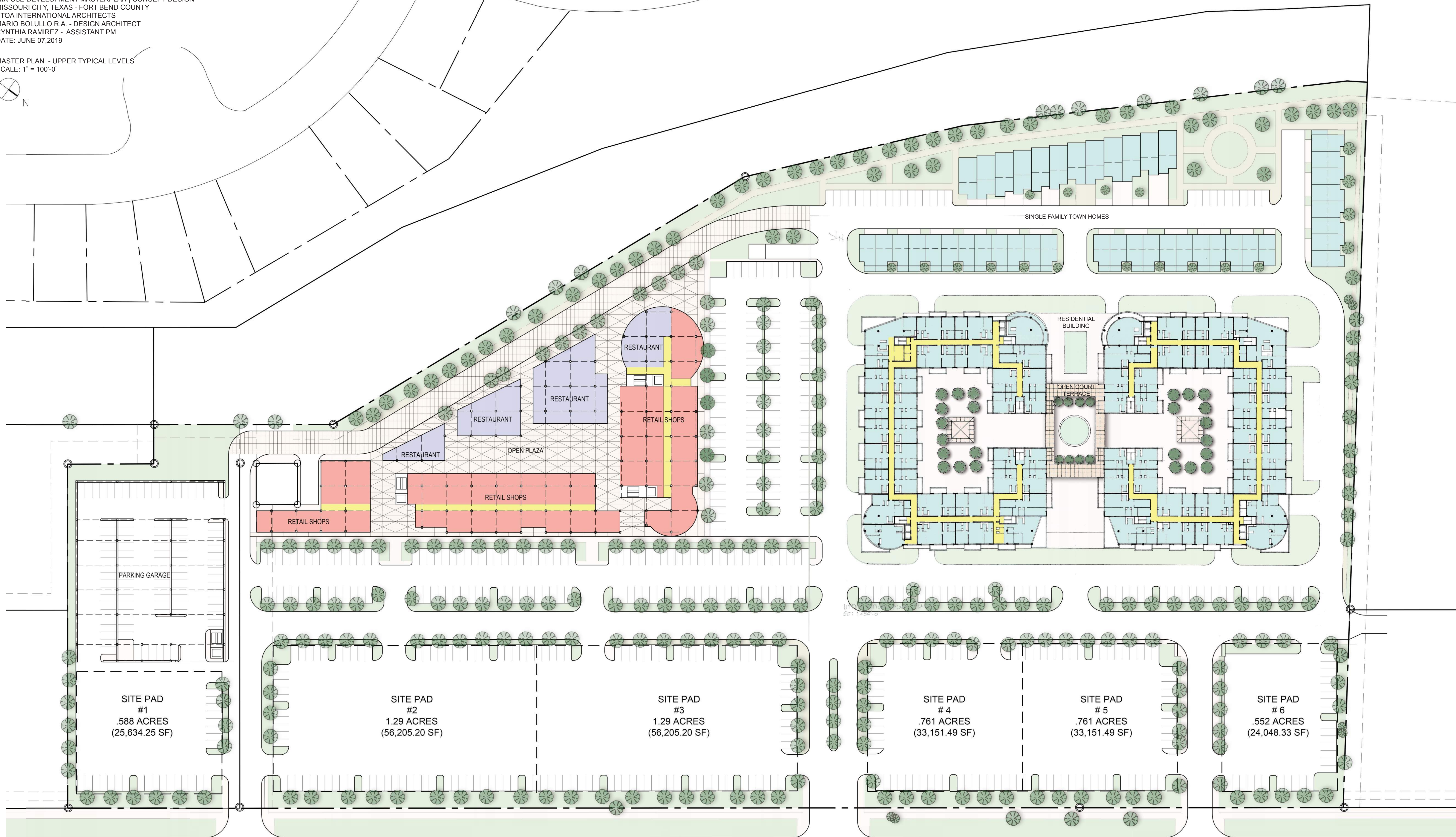


KEYNOTE LEGEND:

- ① - LOADING & SERVICES LOCATION
- ② - DUMPSTER LOCATION
- ③ - SIGN LOCATION
- ④ - MONUMENT SIGN LOCATION

MASTER PLAN - UPPER LEVEL
SCALE: 1" = 100'-0"







RESIDENTIAL BUILDING
SIDE ELEVATION
SCALE: 1" = 20'-0"
CYNTHIA RAMIREZ - ASSISTANT PM

RESIDENTIAL TOWNHOMES
SIDE ELEVATION
SCALE: 1" = 20'-0"



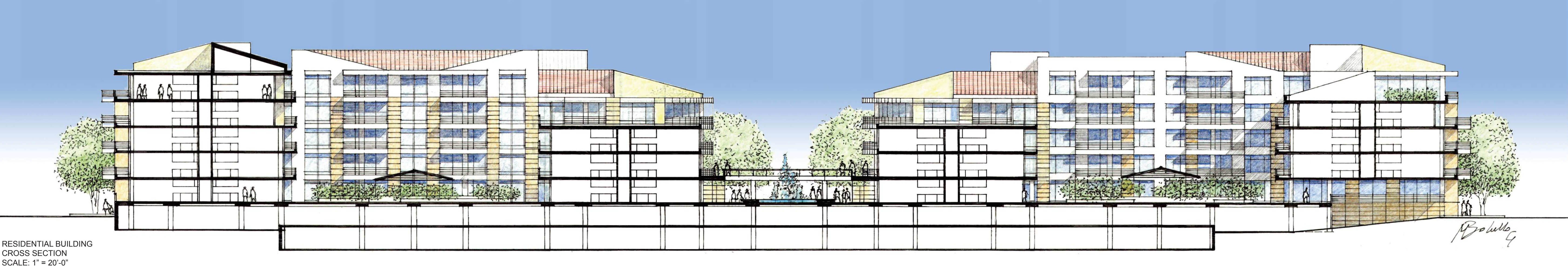
RESIDENTIAL BUILDING
SIDE ELEVATION
SCALE: 1" = 20'-0"
CYNTHIA RAMIREZ - ASSISTANT PROJECT MANAGER

M. Bolullo



RESIDENTIAL BUILDING
LONGITUDINAL SECTION
SCALE: 1" = 20'-0"

RESIDENTIAL TOWNHOMES
CROSS SECTION
SCALE: 1" = 20'-0"



RESIDENTIAL BUILDING
CROSS SECTION
SCALE: 1" = 20'-0"



RESIDENTIAL TOWN-HOMES - PERSPECTIVE VIEW
BRAZOS LAKE - HIGHWAY 6 MIX-USE DEVELOPMENT MASTERPLAN - CONCEPT DESIGN
STOA INTERNATIONAL ARCHITECTS | MARIO BOLULLO R.A. DESIGN ARCHITECT

DEVELOPMENT DESCRIPTION:

IN THE LAST DECADE, THE CONCEPT OF MIXED-USE HAS BEEN THE MAIN FOCUS OF DEVELOPMENTS IN MANY COMMUNITIES THROUGHOUT THE HOUSTON AREA. THE NEW DEMAND FOR STRONG IDENTITY AND LOCAL PARTICIPATION IN THE ECONOMIC DEVELOPMENT IN THE MARKET PLACE, REQUIRES, ALSO, A DESTINATION POINT.

THIS DEVELOPMENT PROPOSES A COMBINATION OF FUNCTIONS AND USERS THAT SUPPORTS EACH OTHER AND ESTABLISHES THAT FOCAL POINT AND IS THE COMBINATION OF THE RESIDENTIAL BUILDINGS AND TOWNHOMES, AND THE COMMERCIAL PLAZA.

ALSO THE CREATION OF SPACES WITH ATTENTION TO DETAILS AND QUALITY MATERIALS TO OFFER AN INTIMATE AND BALANCE ENVIRONMENT. RETAIL SHOPS, RESTAURANTS, CAFES, LOUNGES, RECREATION AND OPEN TERRACES WILL COMPLEMENT THE INDIVIDUAL IDENTITIES REQUIRED BY THE DEVELOPMENT, AND INTEGRATING FUNCTIONS WITH THE ENVIRONMENT. VISITORS WILL BE PROVIDED WITH A RELAXED AND OPEN VIEWS ATMOSPHERE, EXTENDED THROUGH A LANDSCAPED COMBINATION OF COURTYARDS AND TERRACES.

AT THE GROUND FLOOR LANDSCAPED OPEN MALL THE INDIVIDUAL SHOP STORE-FRONTS COLLECTIVELY AND AS PART OF THE DESIGN INTENT WILL OFFER CONTIGUOUS CANOPY, LARGE TRANSPARENT EXTERIOR WALLS ALLOWING STRONG INDOOR AND OUTDOOR PARTICIPATION.

VERTICAL AND HORIZONTAL POINTS OF ACCESS TO MULTI ACTIVITIES, ALSO DIRECTED TO THE UPPER LEVELS.

DUE TO THE REQUIREMENTS OF THE SITE IN ORDER TO WATER-DETENTION CONTROL. MANAGEMENT AND SITE SUSTAINABILITY, THE DESIGN PROPOSES A SERIES OF RAINWATER RECOVERY SYSTEMS. GREEN ROOF TERRACES AND THE GROUND FLOOR OPEN MALL, PLAZAS AND COURTYARDS, WILL ALLOW THE WATER TO BE COLLECTED AND RE-ROUTED ACCORDING TO THE PARTICULAR AND CIRCUMSTANTIAL DEMANDS.

THIS GREEN DESIGN WILL BE IMPLEMENTED AS THE DEVELOPMENT PROGRESSES WITH THE RESIDENTIAL AND COMMERCIAL BUILDINGS.

MARIO BOLULLO, R.A.
DESIGN ARCHITECT



RESIDENTIAL BUILDING - PERSPECTIVE VIEW
BRAZOS LAKE - HIGHWAY 6 MIX-USE DEVELOPMENT MASTERPLAN - CONCEPT DESIGN
STOA INTERNATIONAL ARCHITECTS | MARIO BOLULLO R.A. DESIGN ARCHITECT

ARCHITECTURAL PROGRAMMING:

PHASE I – RESIDENTIAL:

A TOTAL OF 298 SUITES WILL BE PROVIDED IN TWO BUILDINGS: "A" AND "B" WITH 148 AND 148/50/50 SENIOR CONDOMINIUM UNITS. DISTRIBUTED IN FIVE LEVELS; AND ON TOP OF A ONE AND A HALF LEVEL PARKING STRUCTURE PARTIALLY UNDERGROUND AND COVERED WITH A LANDSCAPED PARKING ROOF TERRACE.

BUILDING "A" SUITE TYPES:

TYPE ST – A1 - 1 BEDROOM - 76 U.	@ 980 SF./EA.	= 74,480 SF. NET.
TYPE ST – A2 - 2 BEDROOM - 24 U.	@ 1,260 SF./EA.	= 30,240 SF. NET.
TYPE ST – A3 - 2 BEDROOM - 24 U.	@ 1,320 SF./EA.	= 31,680 SF. NET.
TYPE ST – A4 - 2 BED. + DEN - 12 U.	@ 1,420 SF./EA.	= 17,040 SF. NET.
TYPE ST – A5 - 3 BEDROOM - 12 U.	@ 1,480 SF./EA.	= 17,760 SF. NET.
TOTAL BUILDING NET LIVING AREA	= 148 UNITS	= 171,200 SF. NET.

BUILDING SUPPORT AREAS:

CORRIDORS	= 4 LEVELS @ 3,800 SF. (1 ST TO 4 TH)	= 15,200 SF.
	= 1 LEVEL @ 2,800 SF. (5 TH)	= 2,800 SF.
STAIRS @ 195 SF./EA.	= 5 LEVELS @ 4 = (1 ST TO 5 TH)	= 3,900 SF.
	= 1 LEVEL @ 2 = (1 ST TO 5 TH)	= 390 SF.
ELEVATOR LOBBY	= 2 @ 600 SF/EA.	= 1,200 SF.
UTILITY ROOMS	= 6 @ 120 SF/EA.	= 720 SF.
TOTAL SUPPORT AREAS		= 24,210 SF.

TOTAL BUILDING GROSS FLOOR AREA: = 195,410 SF.

SUITE TYPE DISTRIBUTION:

LEVEL:	TYPE	ST-1	ST-2	ST-3	ST-4	ST-5	
FIRST	TYPE	20	5	5	3	3	= 36 U.
SECOND	TYPE	20	5	5	3	3	= 36 U.
THIRD	TYPE	20	5	5	2	2	= 34 U.
FOURTH	TYPE	16	5	5	2	2	= 30 U.
FIFTH	TYPE	-	4	4	2	2	= 12 U.
TOTAL:	TYPE	76	24	24	12	12	= 148 U.

BUILDING "B" SUITE TYPES:

TYPE ST – A1 - 1 BEDROOM - 76 U.	@ 980 SF./EA.	= 74,480 SF. NET.
TYPE ST – A2 - 2 BEDROOM - 24 U.	@ 1,260 SF./EA.	= 30,240 SF. NET.
TYPE ST – A3 - 2 BEDROOM - 24 U.	@ 1,320 SF./EA.	= 31,680 SF. NET.
TYPE ST – A4 - 2 BED. + DEN - 12 U.	@ 1,420 SF./EA.	= 17,040 SF. NET.
TYPE ST – A5 - 3 BEDROOM - 12 U.	@ 1,480 SF./EA.	= 17,760 SF. NET.
TOTAL BUILDING NET LIVING AREA	= 148 UNITS	= 171,200 SF. NET.

BUILDING SUPPORT AREAS:

CORRIDORS	= 4 LEVELS @ 3,800 SF. (1 ST TO 4 TH)	= 15,200 SF.
	= 1 LEVEL @ 2,800 SF. (5 TH)	= 2,800 SF.
	= 1 LEVEL @ 800 SF. (6 TH)	= 800 SF.
STAIRS @ 195 SF./EA.	= 4 LEVELS @ 4 = (1 ST TO 5 TH)	= 3,900 SF.
	= 1 LEVEL @ 2 = (1 ST TO 5 TH)	= 390 SF.
ELEVATOR LOBBY	= 2 @ 600 SF/EA.	= 1,200 SF.
UTILITY ROOMS	= 6 @ 120 SF/EA.	= 720 SF.
TOTAL SUPPORT AREAS		= 24,210 SF.

TOTAL BUILDING GROSS FLOOR AREA: = 195,410 SF.

SUITE TYPE DISTRIBUTION:

LEVEL:	TYPE	ST-1	ST-2	ST-3	ST-4	ST-5	
FIRST	TYPE	20	5	5	3	3	= 36 U.
SECOND	TYPE	20	5	5	3	3	= 36 U.
THIRD	TYPE	20	5	5	2	2	= 34 U.
FOURTH	TYPE	16	5	5	2	2	= 30 U.
FIFTH	TYPE	-	4	4	2	2	= 12 U.
TOTAL:	TYPE	76	24	24	12	12	= 148 U.

RESIDENTIAL ADMINISTRATION OFFICES AND MULTI-PURPOSE CLUB HOUSE:

GROUND FLOOR = 5,400 SF. TO INCLUDE: ENTRY HALL; RESTROOMS, KITCHEN-SERVARY; MULTI-PURPOSE HALL; LARGE MEETING ROOM.

SECOND FLOOR = 2,000 SF. TO INCLUDE THE MANAGEMENT OFFICE.

SURFACE PARKING PROVIDE FOR 30 CARS @ 380 SF./C. = 11,400 SF.

PARKING SPACES REQUIRED:

BUILDING "A" REQUIRED:
1 BEDROOM UNIT = 76 @ 1.3 CARS/U. = 99
2 BEDROOM UNIT = 48 @ 2.0 CARS/U. = 96
3 BEDROOM UNIT = 24 @ 2.5 CARS/U. = 60
TOTAL: 255 CARS

PROVIDED:
PARKING STRUCTURE PARTIALLY UNDERGROUND:
170 CARS @ 340 SF./CAR = 57,800 SF
48 CARS AT GRADE @ 380 SF./CAR = 18,240 SF
TOTAL PROVIDED: 218 CARS

BUILDING "B" REQUIRED:
1 BEDROOM UNIT = 76 @ 1.3 CARS/U. = 99
2 BEDROOM UNIT = 48 @ 2.0 CARS/U. = 96
3 BEDROOM UNIT = 24 @ 2.5 CARS/U. = 60
TOTAL: 255 CARS

PROVIDED:
PARKING STRUCTURE PARTIALLY UNDERGROUND:
352 CARS @ 340 SF./CAR = 119,680 SF
158 CARS AT GRADE @ 340 SF./CAR = 53,720 SF
TOTAL PROVIDED: 510 CARS = 173,400 SF

SINGLE FAMILY UNIT TOWNHOMES:

42 UNITS @ 720 SF./FLOOR AT 3 FLOORS = 2,400 SF. PER UNIT
TOTAL: 42 U. @ 2,400 SF./EA. = 100,800 SF.

UNIT DESCRIPTION:
FIRST FLOOR: ENTRY HALL / BEDROOM / TOILET & LAUNDRY / TWO CAR GARAGE
SECOND FLOOR: LIVING ROOM / DINING ROOM / KITCHEN-FAMILY ROOM
THIRD FLOOR: MASTER BEDROOM + CLOSET & BATHROOM
TWO BEDROOMS + CLOSETS & BATHROOM
ROOF TERRACE

ADDITIONAL 21 CARS AT GRADE FOR VISITORS AND EXTRA SPACES

TOTAL DEVELOPMENT RESIDENTIAL UNITS = 336 SUITES AND HOUSES



PHASE II - COMMERCIAL / OFFICES / RESTURANTS
NORTH - EAST ELEVATION
SCALE: 1" = 20'-0"



PHASE II - COMMERCIAL / OFFICES / RESTURANTS
SOUTH - WEST ELEVATION
SCALE: 1" = 20'-0"

GENERAL NOTE:

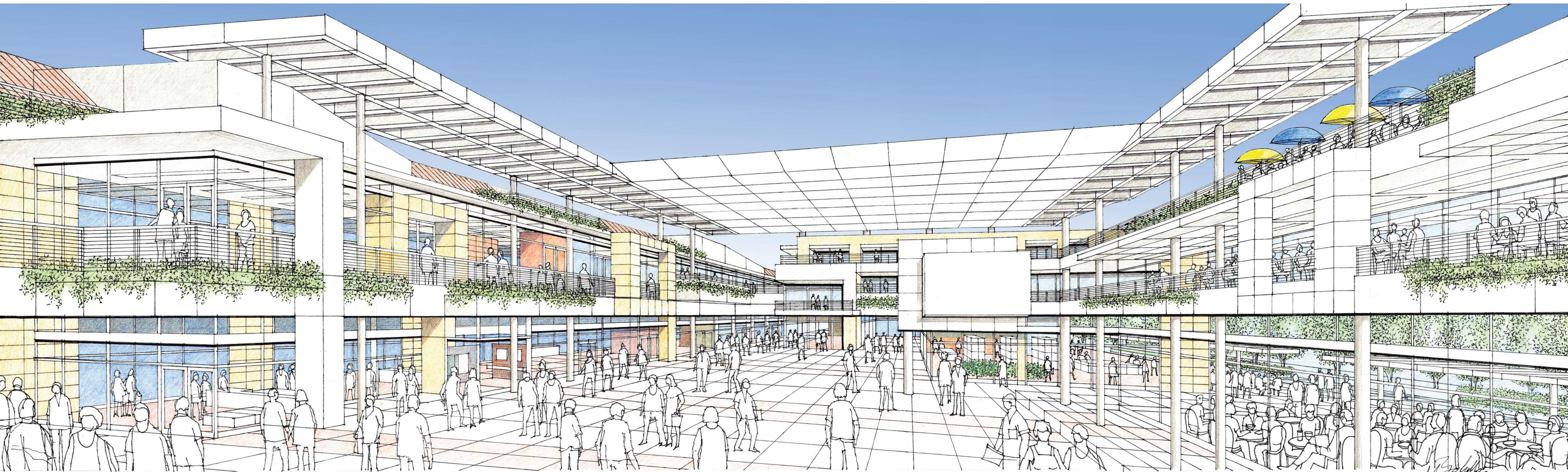
OUTLINE DESCRIPTION OF CONSTRUCTION
"EXTERIOR MATERIALS" TO BE USED FOR THE RESIDENTIAL AND COMMERCIAL BUILDINGS.
THOUGHT THE PROPOSED MIX-USE DEVELOPMENT THE PROPORTIONS AND DIRECT APPLICATIONS TO ADDRESS THE DESIGN INTENT.
TYPE "A" EXTERIOR APPLICATION:
3 5/8" X 12" X 24" CALCIUM SILICATE SMOOTH MASONRY UNIT.

TYPE "B":
3 5/8" X 8" MODULAR FACE BRICK, BLEND SUNSET OR SIMILAR.

TYPE "C":
SENERFLEX CLASSIC PB WALL SYSTEM BY "SENERGY" WITH PERMA-LATH REINFORCING MESH AND WEATHERPROOF BASE AND FINISH COATS
TYPE "D":
2" X 7 1/2" EXTERIOR STOREFRONT AND GLASS WALL SYSTEMS. FRAMES TO BE EXTRUDED ALUMINUM, CLEAR ANODIZED, AND 1/4" THICK TINTED VISION GLASS. HEAT STRENGTH.
ALSO 1/4" THICK TINTED SPANDREL GLASS, HEAT STRENGTH.
ALUMINUM DOORS AND SIDELITES TO BE CLEAR ANODIZED WITH 3/8" THICK HEAT STRENGTH SAFETY GLASS.
TYPE "E":
RESIDENTIAL WINDOW FRAMES TO BE 2"X4 1/2" CLEAR ANODIZED EXTRUDED ALUMINUM, AND 1/4" THICK TINTED VISION GLASS, HEAT STRENGTH.

M. BOLULLO
DATE: JUNE 07,2019





PHASE II COMMERCIAL / OFFICES / RESTURANTS
PLAZA PERSPECTIVE VIEW

PHASE II – COMMERCIAL / OFFICES / RESTAURANTS:

THREE LEVEL BUILDING STRUCTURES WITH A CENTRAL OPEN PEDESTRIAN – MULTI-PURPOSE ENTRY PLAZA PROVIDING VERTICAL AND HORIZONTAL ACCESS TO UNDERCOVER GALLERIES AND SECOND LEVEL PEDESTRIAN MALL AND CORRIDORS.

A THREE LEVEL BUILDING COMPLEX FRONTS THE LAKE, ALSO PROVIDING RESTAURANTS / SPECIALTY GARDEN CAFES AND OUTDOOR SEATING TERRACES AND INDOOR/OUTDOOR LOUNGES. ALSO A FOURTH LEVEL ROOF TERRACE, PARTIALLY ENCLOSED, WILL PROVIDE ADDITIONAL FOOD SERVICE

BUILDING AREAS DISTRIBUTION:

GROUND FLOOR RETAIL SHOPS	57,800 SF.
PEDESTRIAN GALLERY AND ACCESS CORRIDORS	10,500 SF.
MULTI-PURPOSE OPEN PLAZA	22,500 SF.
FOOD AND BEVERAGE RETAIL AREAS	12,100 SF.
TOTAL GROUND FLOOR GROSS FLOOR AREA	102,900 SF.

SECOND FLOOR COMMERCIAL RETAIL	25,200 SF.
COMMERCIAL OFFICES	32,400 SF.
PEDESTRIAN MALL AND CORRIDORS	18,900 SF.
TOTAL SECOND FLOOR GROSS FLOOR AREA	76,500 SF.

THIRD FLOOR COMMERCIAL RETAIL	57,600 SF.
PEDESTRIAN MALL AND CORRIDORS	12,800 SF.
ROOF TERRACE (FOURTH LEVEL)	14,680 SF.
TOTAL THIRD FLOOR AND FOURTH FLOOR AREA	85,080 SF.

TOTAL BUILDING GROSS FLOOR AREA: = 264,480 SF.

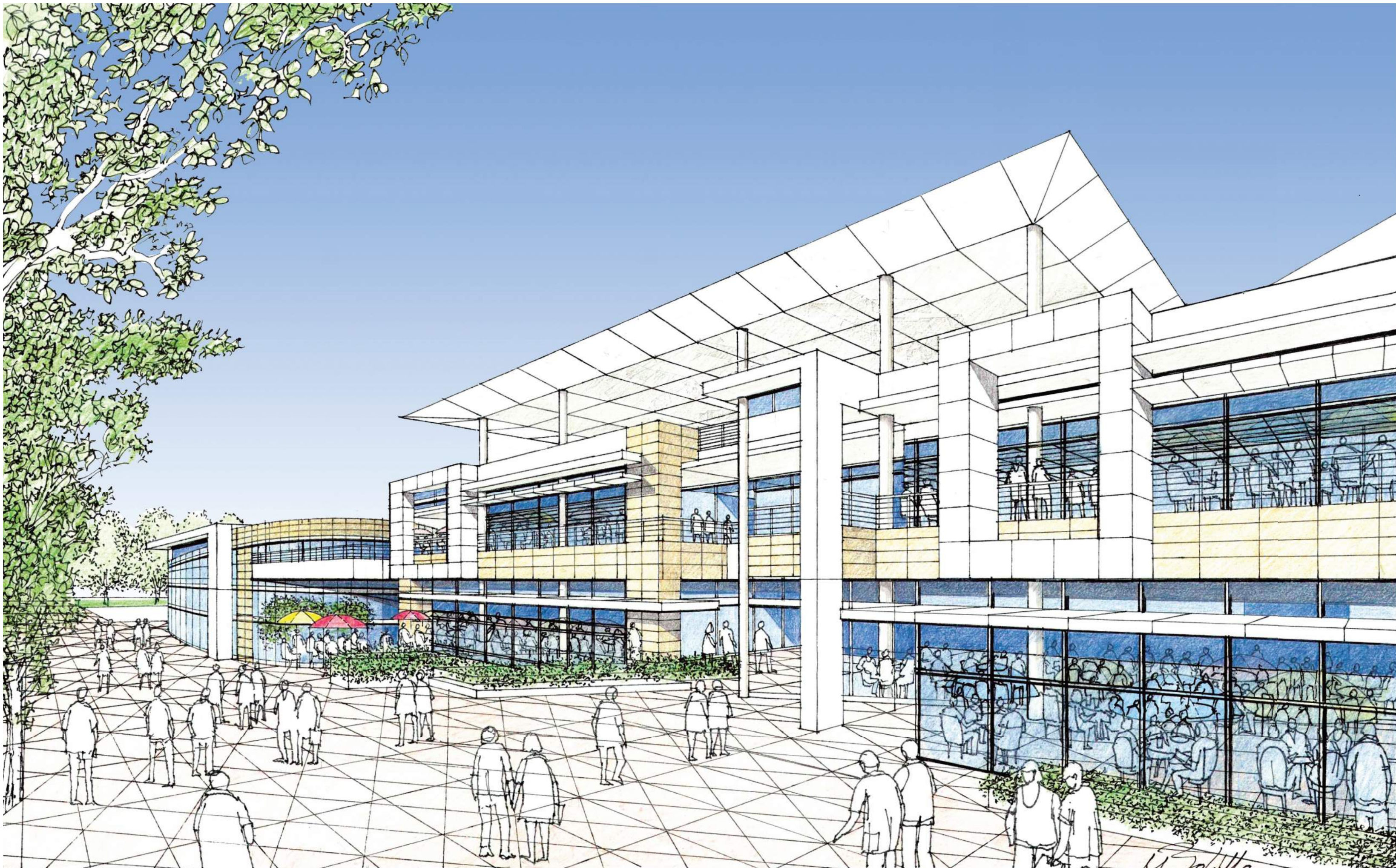
PARKING SPACES REQUIRED:			
RETAIL COMMERCIAL AREAS	= 232,080 SF.	@ 4/1,000 CARS	= 928
COMMERCIAL OFFICES	= 32,400 SF.	@ 2.5 / 1,000	= 81
TOTAL CARS			= 1,009

PROVIDED:
TWO LEVEL PARKING STRUCTURE = 774 CARS @ 340 SF. / C = 263,160 SF.
AT GRADE PARKING = 236 CARS @ 380 SF. / C = 89,680 SF.
TOTAL PROVIDED = 1,010 CARS

COMMERCIAL OFFICE BUILDING:
LOCATED AT THE NORTH-EAST CORNER OF THE SITE AND FRONTING HIGHWAY 6 (SITE 1)
BUILDING AREAS DISTRIBUTION:
GROUND FLOOR RETAIL SHOPS = 14,400 SF. GROSS
5 OFFICE FLOOR LEVELS @ 8,400 SF. / EA. = 42,000 SF. GROSS
TOTAL BUILDING GROSS FLOOR AREA = 56,400 SF.

PARKING: 56,400 SF. @ 2.5 / 1,000 = 100 CARS
AT GRADE PARKING = 141 CARS @ 380 SF. / C = 53,580 SF.

STOA International Architects, Inc.
Mario Bolullo, R.A.
Design Architect
July 3, 2019



SOUTHWEST PERSPECTIVE VIEW
RESTAURANTS COMPLEX AND OPEN TERRACES

Phase 1 & 2 of Brazos Lakes Mixed-Use Development On Highway 6 in Missouri City, Texas STOA Architects PROJECT SCHEDULE

ID	Task Name	Duration	Start	Finish	Predecessors	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May Jun	3rd Quarter Jul Aug Sep	4th Quarter Oct Nov Dec	1st Quarter Jan Feb Mar	2nd Quarter Apr May 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ORDINANCE NO. O-18-20

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 24.45 ACRES OF LAND FROM LC-3 RETAIL DISTRICT TO PD PLANNED DEVELOPMENT DISTRICT NO. 106; DESCRIBING SAID 24.45 ACRES OF LAND; REGULATING AND RESTRICTING THE DEVELOPMENT AND USE OF PROPERTY WITHIN SUCH PD PLANNED DEVELOPMENT DISTRICT; AMENDING THE ZONING DISTRICT MAP OF THE CITY OF MISSOURI CITY; PROVIDING FOR AN AMENDMENT TO THE COMPREHENSIVE PLAN; PROVIDING FOR REPEAL; PROVIDING A PENALTY; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

* * * *

WHEREAS, Golden Power Capital, LLC, is the owner of approximately 22.45 acres of land and Ming & Shu Development, LLC, is the owner of approximately 2.0 acres of land for a total of approximately 24.45 acres of land within the corporate limits of the City of Missouri City, Texas (the "Property"); and

WHEREAS, the Property presently has a zoning classification of LC-3 retail district under Ordinance No. O-84-45, adopted on June 18, 1984; and

WHEREAS, the owner's agent, Justin A. Schrader of LJA, has made application to the City of Missouri City to change the zoning classification of the Property from LC-3 retail district to PD Planned Development District 106; and

WHEREAS, pursuant to Section 8.2 of the City of Missouri City Zoning Ordinance, said application was submitted to the City of Missouri City with proof of unified ownership or control of all of the Property; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Missouri City have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on such proposed change in zoning classification; and

WHEREAS, the City of Missouri City Planning and Zoning Commission has issued its final report and the City Council of the City of Missouri City now deems it appropriate to grant such requested change in zoning classification; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council of the City of Missouri City conducted the public hearing on the request for zoning reclassification and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The zoning classification of the Property is hereby changed from LC-3 retail district to PD Planned Development District No. 106. The Property can be described as being the property described in Exhibit "A", and is depicted in Exhibit "A-1", attached hereto and made a part hereof for all purposes. Exhibit "A-1" shall be for reference purposes only. In the event that Exhibit "A" conflicts with Exhibit "A-1", Exhibit "A" shall prevail.

Section 4. The planned development district shall be developed in accordance with the Missouri City Code, including the City of Missouri City Zoning Ordinance, and shall be developed in accordance with the site plan, Exhibit "B," attached hereto and made a part hereof for all purposes, and is subject to the following regulations and restrictions:

- A. Purpose.** The planned development district may include residential and commercial uses. Improvements to the site shall be designed to enhance the overall urban design and nature of the surrounding area.
- B. Use regulations.** In the planned development district, no building, structure, or land shall be used and no building or structure shall be hereafter erected, reconstructed, altered or enlarged except as provided in this Ordinance.

The following uses are allowed:

1. LC-3 retail district uses.
2. Townhouse residential unit uses.
3. Condominium residential unit uses as described below:
 - a. **Phase 1:** At least 50 percent of the condominium residential unit uses constructed in Phase 1 shall be restricted to residents at least 55 years of age (hereinafter referred to as "age restricted"), provided that the owner, manager, operator, or agent of such uses shall provide the Missouri City director of development services with verification of the age of residents at least annually in a manner acceptable under the Housing for Older Persons Act, as such act may be amended from time to time. The remaining 50 percent of the condominium residential unit uses constructed in Phase 1 are not required to be restricted to residents at least 55 years of age (hereinafter referred to as "non-age restricted").
 - b. **Phase 2:** Except as provided herein, in Phase 2, condominium residential unit uses shall be restricted to age restricted units. Condominium residential unit uses may be non-age restricted if the market demand, as determined by an independent market study of condominium residential unit uses constructed on the Property in Phase 1, for non-age restricted units on the Property is greater than the market demand for age-restricted units.

C. Height and area regulations. The following height and area regulations shall apply.

1. *LC-3 retail district uses:* The height and area regulations set forth in set forth in Subsection 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply to LC-3 retail district uses.
2. *Townhouse residential unit uses:* Except as provided herein, the height and area regulations contained in Subsection 7.6, R-5 townhouse residential district, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit uses. The front, rear, and side yard; lot width; and lot area standards set forth in the site plan, Exhibit "B," are allowed.
3. *Condominium residential unit uses:* Except as provided herein, the height and area regulations contained in Subsection 7.7, R-6 condominium residential district, of the City of Missouri City Zoning Ordinance shall apply to condominium residential unit uses. The height of a building or structure for a condominium residential unit use shall not exceed the height restrictions for a building or structure located in an LC-3 retail district as set forth in Subsection 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance.

D. Building regulations. The building regulations contained in Subsection 7.12, LC-3 retail district, of the City of Missouri City Zoning Ordinance shall apply to all buildings and structures constructed in PD Planned Development District No. 106.

E. Architectural standards. Except as provided herein, all buildings and structures constructed in the planned development district shall be constructed in accordance with Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.

1. All townhouse residential unit use buildings and structures shall be constructed in compliance with the architectural standards of Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance.
2. The primary material for the exterior of all buildings and structures shall consist of brick. The same brick material shall be used throughout the planned development district.
3. Accent materials for the exterior of all buildings and structures may include the following:
 - a. Calcium silicate smooth masonry unit;
 - b. Modular face brick, blend sunset or similar;
 - c. Senerflex classic PB Wall System by "Senergy" with Perma-Lath reinforcing mesh and weatherproof base and finish coats;

- d. Exterior storefront and glass wall systems (aluminum, clear, anodized frames with one-fourth (1/4) of an inch thick tinted vision glass; one-fourth (1/4) of an inch thick tinted spandrel glass, and aluminum doors and sidelites); and
 - e. Clear, anodized extruded aluminum and one-fourth (1/4) of an inch thick tinted vision glass.
- 4. Rainwater systems and equipment are not required to meet the architectural design standards set forth in Section 7A, Architectural Design Standards, of the City of Missouri City Zoning Ordinance, provided that such systems and equipment shall be constructed as depicted in Exhibit "C".
- 5. At least one garage with square footage sufficient to house a minimum of two seven-foot by 18-foot automobiles in addition to normal yard maintenance equipment is not required for each condominium unit.
- F. **Garage.** Except as provided herein, the garage regulations set forth in Section 9.8 of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit and condominium residential unit uses.
 - 1. The parking depicted and described in the site plan, Exhibit "B", is allowed as depicted and described.
- G. **Trash disposal regulations.** Except as provided herein, the trash disposal regulations contained in Subsection 9.14, Trash disposal regulations, of the City of Missouri City Zoning Ordinance shall apply.
 - 1. *LC-3 retail district uses:* The trash disposal regulations for nonresidential zones, specifically, LC-3 retail districts, shall apply to LC-3 retail district uses.
 - 2. *Townhouse residential unit and condominium residential unit uses:* The trash disposal regulations for residential zones, specifically, R-5 townhouse residential and R-6 condominium residential districts, shall apply to townhouse residential unit and condominium residential unit uses, respectively.
- H. **Portable storage unit regulations.** The portable storage unit regulations contained in Section 9.15, Portable storage unit regulations in suburban and residential districts, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit and condominium residential unit uses.
- I. **Outside placement, storage, sales and services regulations.** Outside placement, storage, sales and services of materials, merchandise, and equipment are prohibited.
- J. **Landscaping regulations.** Except as provided herein, the landscaping, screening, and buffer yard regulations for R-5 townhouse residential districts, R-

6 condominium residential districts, and LC-3 retail district uses, as applicable, contained in Section 11, Landscaping, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit uses, condominium residential unit uses, and LC-3 retail district uses, respectively.

1. The landscaping, screening, and buffer yards depicted and described in the landscaping plan, Exhibit "D", are allowed as depicted and described.
2. There shall be a greenbelt of 30 feet adjacent to all property lines. Buildings, streets and parking may be built immediately adjacent to the greenbelt. There shall be a yard of 15 feet between buildings and private streets, driveways and parking areas. Steps, unenclosed porches, fences, patios or courts are allowed in yards. The developer shall have the option to provide the greenbelt or an equivalent green area within the development in addition to all required yards.

K. Parking regulations. Except as provided herein, the parking regulations contained in Section 12, Parking Regulations, of the City of Missouri City Zoning Ordinance shall apply.

1. The parking depicted and described in the site plan, Exhibit "B", is allowed as depicted and described.

L. Sign regulations.

1. *LC-3 retail district uses.* The sign regulations for nonresidential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply to LC-3 retail district uses.
2. *Townhouse and condominium residential unit uses.* The sign regulations for residential zoning districts contained in Section 13, Sign Regulations, of the City of Missouri City Zoning Ordinance shall apply to townhouse residential unit and condominium residential unit uses.

M. Fence regulations.

1. *LC-3 retail district uses.* The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for LC-3 retail districts shall apply to LC-3 retail district uses.
2. *Townhouse residential unit uses.* The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for R-5 townhouse residential districts shall apply to townhouse residential unit uses.
3. *Condominium residential unit uses.* The fence regulations contained in Section 14, Fence Regulations, of the City of Missouri City Zoning Ordinance for R-6 condominium residential districts shall apply to condominium residential unit uses.

N. Amenities. A multipurpose clubhouse and large meeting room shall be constructed in accordance with the development schedule provided for by Section 4.Q of this Ordinance.

O. Performance Standards.

1. *Noise.*

- a. Buildings occupied by LC-3 retail district uses shall incorporate interior acoustical treatments that minimize sound outside of such buildings.
- b. Except as provided herein, the amplification of sound outside of buildings and structures after 10:00 pm on Sundays through Thursdays and after 11:00 pm on Fridays and Saturdays is prohibited. Sound emanating from restaurant drive-through speakers is allowed.

P. Minor Modifications. The following minor modifications are allowed provided that such modifications shall be reviewed for compliance with the Missouri City Code and this Ordinance and approved by the city manager or his designee as evidenced by a memorandum filed by the city manager or his designee with the city secretary:

1. Modifications to internal street patterns are allowed.
2. Modifications to the total acreage provided for each use district set forth in Exhibit "B" are allowed, provided that such modifications, or a series of such modifications, shall not result in a net increase of 10 percent or more or in a net decrease of 10 percent or more in the acreage for such use.

Q. Development schedule. Pursuant to Section 8, PD Planned Development District, this Ordinance shall expire on the fifth anniversary of the date the first planned development application was filed if no progress has been made towards completion of this project. The planned development shall be developed in two phases as follows:

1. *Phase 1:* Phase 1 shall commence on the date on which this Ordinance becomes effective. Construction of a minimum of 103,200 square feet of one or more buildings designated for LC-3 retail district uses in compliance with this Ordinance shall be completed before or contemporaneously with the submission of an application for a certificate of zoning compliance for any townhouse residential unit or condominium residential unit uses. A maximum of 122 residential units may be constructed in Phase 1. Construction of the multipurpose clubhouse required by Subsection 4.N shall be completed in compliance with this Ordinance before or contemporaneously with the submission of an application for a building permit for residential units in Phase 2.

2. *Phase 2:* Phase 2 shall commence after the date on which: (a) the construction of all of Phase 1 residential units are completed; (b) the developer certifies that the occupancy level for the dwelling units constructed in Phase 1 is 70 percent; and (c) the developer certifies that 70 percent of the total square footage of commercial development constructed in Phase 1 is occupied. Construction of a minimum of 103,200 square feet of one or more new buildings designated for LC-3 retail district uses, which shall be in addition to the existing buildings designated for LC-3 retail district uses constructed in Phase 1, shall be completed before or contemporaneously with the submission of an application for zoning compliance for any additional residential units to be constructed in Phase 2.

Section 5. The Zoning District Map of the City of Missouri City shall be revised and amended to show the zoning classification of the Property with the appropriate references thereon to the number and effective date of this Ordinance and a brief description of the nature of these changes.

Section 6. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Missouri City, save and except the changes in zoning classification described in Section 3 hereof and the imposition of the findings, regulations, restrictions and conditions contained herein.

Section 7. *Comprehensive plan deviation.* To the extent this Ordinance represents any deviation from the Future Land Use and Character map of the City of Missouri City Comprehensive Plan, such map is hereby amended to conform with this Ordinance.

Section 8. *Repeal.* Ordinance Number Ordinance No. O-84-45, adopted by the City Council of the City of Missouri City on June 18, 1984, is hereby repealed only to the extent of conflict with this Ordinance. Any ordinance or any other part of any other ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 9. *Penalty.* Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this zoning ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or of premises where any violation of this zoning ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 10. *Severability.* In the event any section, paragraph, subdivision, clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or

unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 6th day of August, 2018.

PASSED, APPROVED and ADOPTED on second and final reading this 20th day of August, 2018.



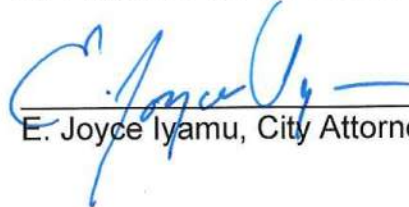
Allen Owen, Mayor

ATTEST:



Maria Jackson, City Secretary

APPROVED AS TO FORM:



E. Joyce Iyamu, City Attorney



EXHIBIT A, PAGE 1 OF 2 PAGES

County: Fort Bend
Project: Brazos Lakes
M&B No: 18-042
CS Job No: 18049

METES AND BOUNDS DESCRIPTION OF 24.448 ACRES

Being a tract of land containing 24.506 acres, located in the David Bright League, Abstract 13, in Fort Bend County, Texas; Said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File Number (F.B.C.C.F. No.) 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 201006905; Said 24.506 acre tract being more particularly described by metes and bounds as follows (all bearings are referenced to the Texas Coordinate System of 1983, South Central Zone):

BEGINNING, at a 3/4-inch iron pipe found at the easterly corner of said 2.0 acre tract and the northerly corner of Unrestricted Reserve "D" of Brazos Crossing, Sec 1, a subdivision of record in Plat No. 20090012 of the Fort Bend County Plat Records (F.B.C.P.R.), on the southwest Right-of-Way (R.O.W.) line of State Highway 6 (one hundred eighty feet wide);

THENCE, with the southeast lines of said 2.0 acre and said 22.507 acre tract and with the northwest lines of said Unrestricted Reserve "D" and Unrestricted Reserve "A" of said Brazos Crossing, Sec 1, the following three (3) courses:

1. South 50° 49' 03" West, a distance of 416.85 feet to a 3/4-inch iron pipe found at the southerly corner of said 2.0 acre tract;
2. North 39° 22' 27" West, a distance of 104.30 feet to a 5/8-inch capped iron rod found at an angle point;
3. South 50° 49' 03" West, a distance of 47.54 feet to a 5/8-inch capped iron rod found at the southerly corner of said 22.507 acre tract, the northwesterly corner of said Unrestricted Reserve "A", the northerly corner of a called 1.8279 acre tract of land recorded in the name of Fort Bend County Municipal Utility District (F.B.C.M.U.D.) No. 46 and the most easterly south corner of a called 4.0259 acre tract of land recorded in the name of F.B.C.M.U.D. No. 46 in F.B.C.C.F. No. 2005084276;

THENCE, with the southwest lines of said 22.507 acre tract and the northeast lines of said 4.0259 acre tract, the following five (5) courses:

1. North 39° 10' 57" West, a distance of 217.68 feet to a 5/8-inch iron rod found at an angle point;


EXHIBIT A, PAGE 2 OF 2 PAGES

2. North 70° 12' 02" West, a distance of 581.65 feet to a 5/8-inch capped iron rod found at an angle point;
3. North 52° 18' 10" West, a distance of 272.83 feet to a 5/8-inch iron rod found at an angle point;
4. North 45° 47' 37" West, a distance of 467.83 feet to a 5/8-inch iron rod found at an angle point;
5. North 35° 40' 26" West, a distance of 24.56 feet to a 5/8-inch capped iron rod set for the westerly northwest corner of said 22.507 acre tract and the northerly northeast corner of said 4.0259 acre tract, on the southeast line of a called 11.5583 acre tract of land recorded in the name of F.B.C.M.U.D. No. 46 in F.B.C.C.F. No. 2005099347;

THENCE, North 52° 45' 01" East, with the northwest line of said 22.507 acre tracts and the southeast lines of said 11.5583 acre tract and Unrestricted Reserves "C1" and "E" of Midtown Market Reserves "C1", "D" and "E", a subdivision of record in Plat No. 20100124 of the F.B.C.P.R., at a distance of 639.64 feet pass a 5/8-inch iron rod found at the easterly corner of said Unrestricted Reserve "C1" and the southerly corner of said Unrestricted Reserve "E", continuing in all a distance of 879.26 feet to a 5/8-inch iron rod found at the northerly corner of said 22.507 acre tract and the easterly corner of said Unrestricted Reserve "E", on the southwest R.O.W. line of said State Highway 6;

THENCE, South 39° 10' 57" East, with the northeast lines of said 22.507 acre tract and said 2.0 acre tract, at a distance of 1,337.04 feet pass a 3/4-inch iron pipe found at the northerly corner of said 2.0 acre tract, continuing in all a distance of 1,545.74 feet to the **POINT OF BEGINNING** and containing 24.506 acres of land, **SAVE AND EXCEPT** a called 0.0574 acre tract of land recorded in the name of F.B.C.M.U.D. No. 46 in F.B.C.C.F. No. 2005084273, leaving a net acreage of 24.448 acres of land.

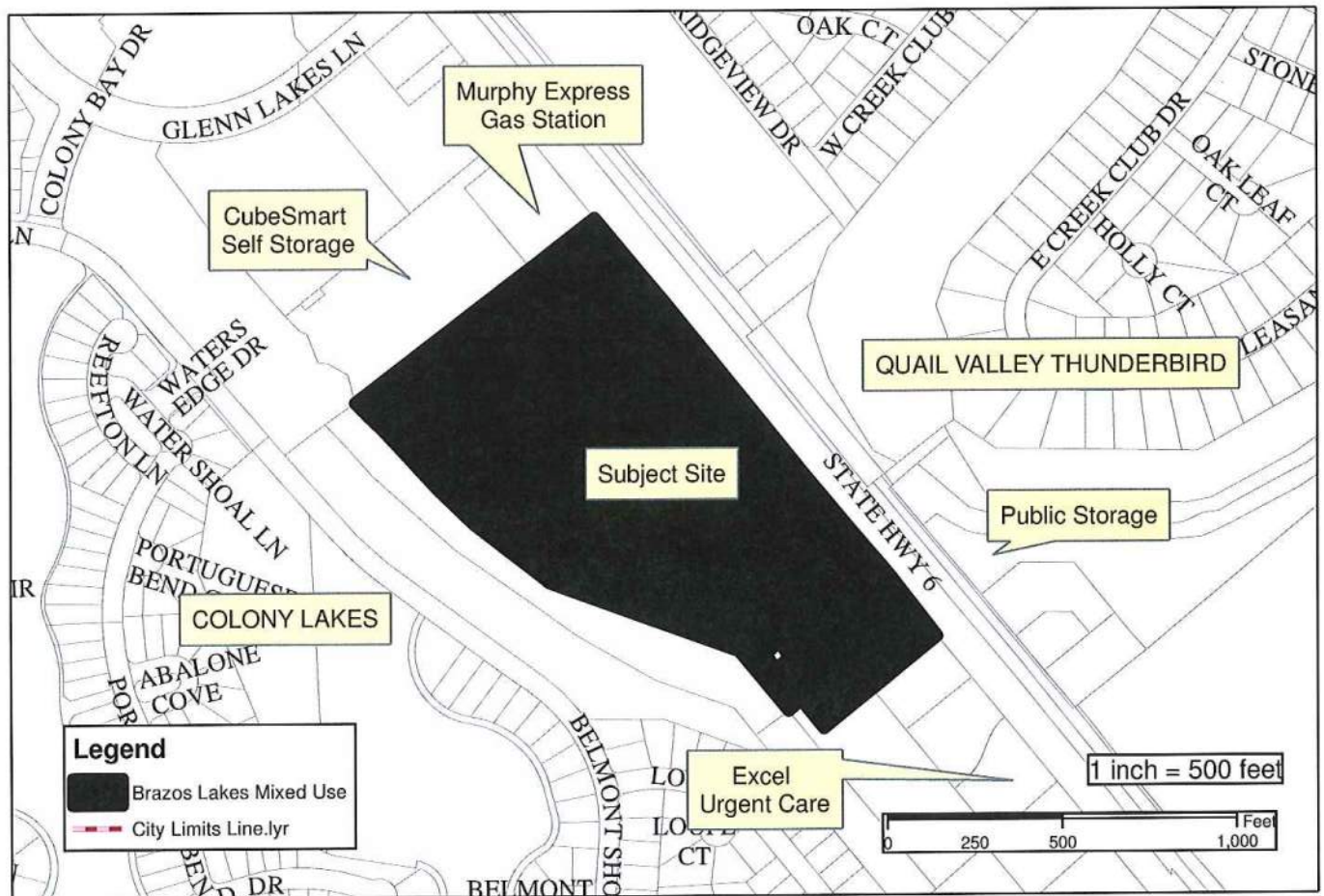
A Standard Land Survey of the herein described tract was prepared in conjunction with and accompanies this description.



Michael Hall, R.P.L.S.
Texas Registration Number 5765



CIVIL-SURV LAND SURVEYING, LC
PH: (713) 839-9181
April 19, 2018



BRADDOCK LAKE, HIGHWAY 8 - COMMERCIAL RESIDENTIAL
 MIXED-USE DEVELOPMENT MASTER PLAN CONCEPT DESIGN
 MISSOURI CITY, TEXAS - FORT BEND COUNTY
 STOA INTERNATIONAL ARCHITECTS
 WARD BOLLARD R.A. - DESIGN ARCHITECT
 CYNTHIA RABALA - ASSISTANT PM
 MASTER PLAN - GROUND FLOOR
 SCALE: 1" = 100'-0"

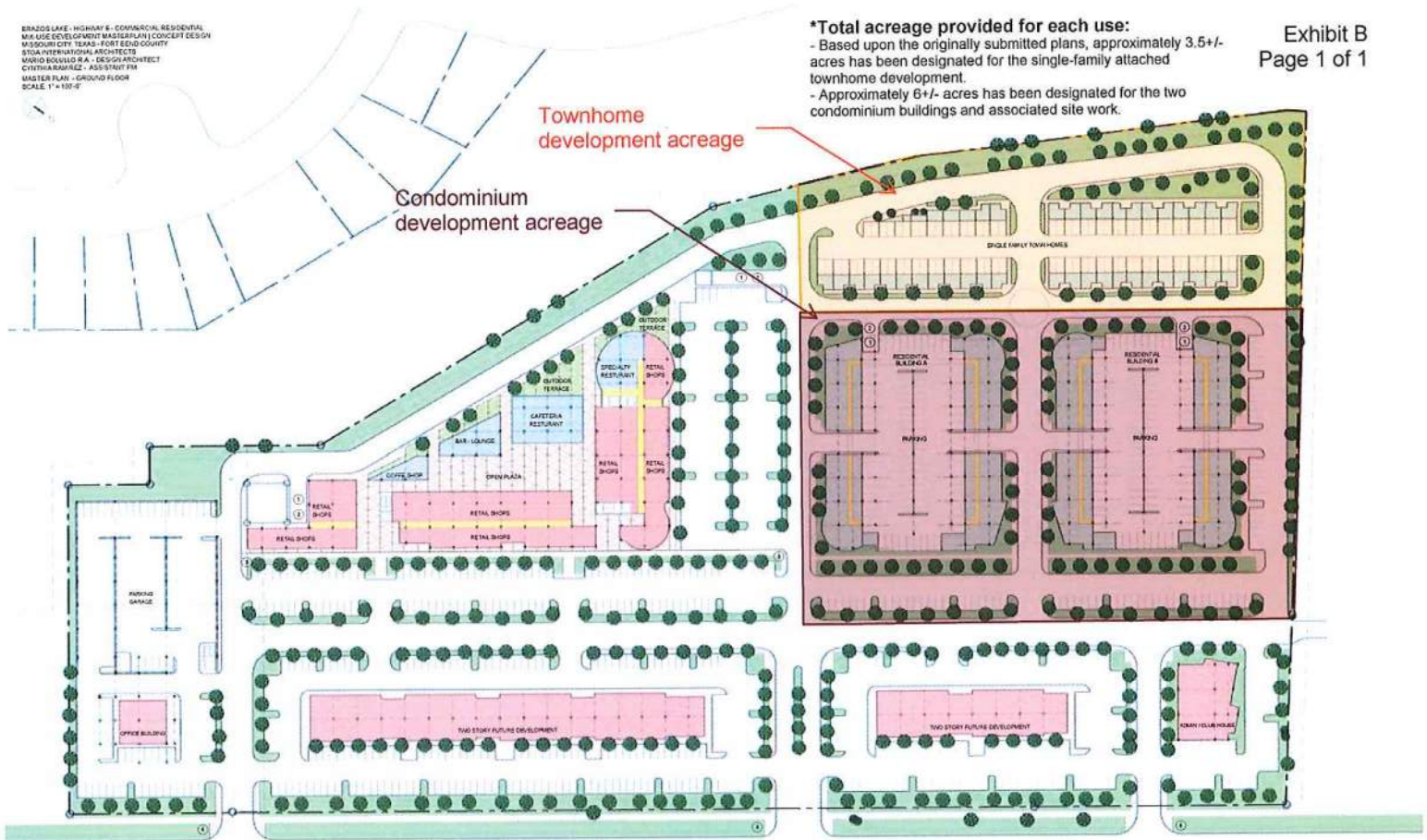
***Total acreage provided for each use:**

- Based upon the originally submitted plans, approximately 3.5+/- acres has been designated for the single-family attached townhome development.
- Approximately 6+/- acres has been designated for the two condominium buildings and associated site work.

Exhibit B
 Page 1 of 1

Townhome
 development acreage

Condominium
 development acreage



- KEYNOTE LEGEND:
- (1) - LANDSCAPE SERVICES LOCATION
 - (2) - LANDSCAPE LOCATION
 - (3) - LANDSCAPE LOCATION
 - (4) - LANDSCAPE LOCATION

STOA
 ARCHITECTS

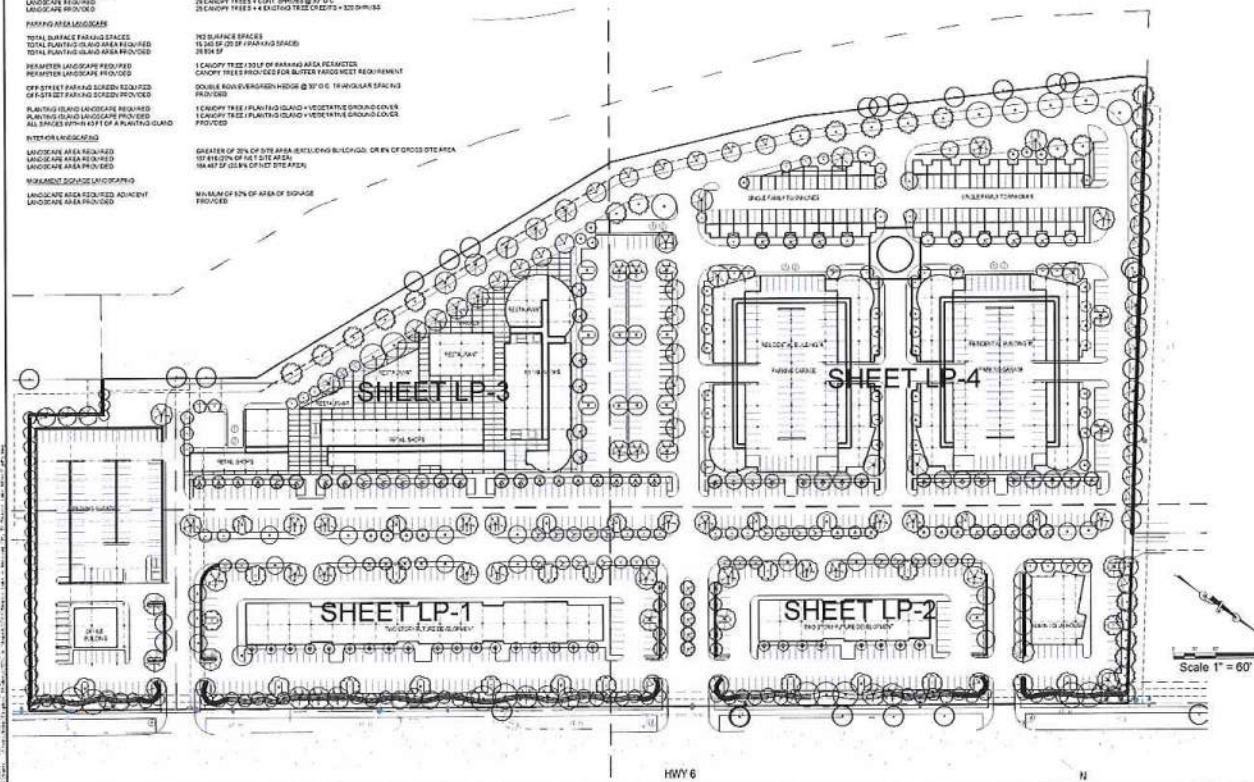


Exhibit D

13 pages

Landscape & Tree Preservation Plans

*These plans do not reflect additional green space (green belt) and open space added as recommended by the P&Z Commission on July 11, 2018 and as shown in Exhibit B, Site Plan. The greenbelt and open space as required by the city's zoning ordinance for Townhome residential and Condominium uses are required.

[illegible]Exhibit D
Page 1 of 13

IN CASE OF CONFLICT BETWEEN DETAILS
SHOWN ON THE CHART AND THE ACCOUNT
CITY, TEXAS SCHOOL STANDARDS, THE MORE
STRINGENT SHALL APPLY

1. 姓名	2. 性别	3. 年龄
4. 职业	5. 学历	6. 民族
7. 籍贯	8. 出生地	9. 婚姻状况
10. 健康状况	11. 兴趣爱好	12. 其他

MISSOURI CITY
FORT BEND COUNTY, TEXAS

Brazos Lakes

MASTER PLAN

OVERALL PLANTING
KEY PLAN

[illegible]



NOTE: SEE SHEET LP-0 FOR LANDSCAPE CALCULATIONS
SEE SHEET LP-5 FOR PLANT SCHEDULE

DATE	REVISION

BRAZOS LAKES
FORT BEND COUNTY, TEXAS

BRAZOS LAKES
MASTER PLAN

PLANTING PLAN

LJA Engineering Inc.

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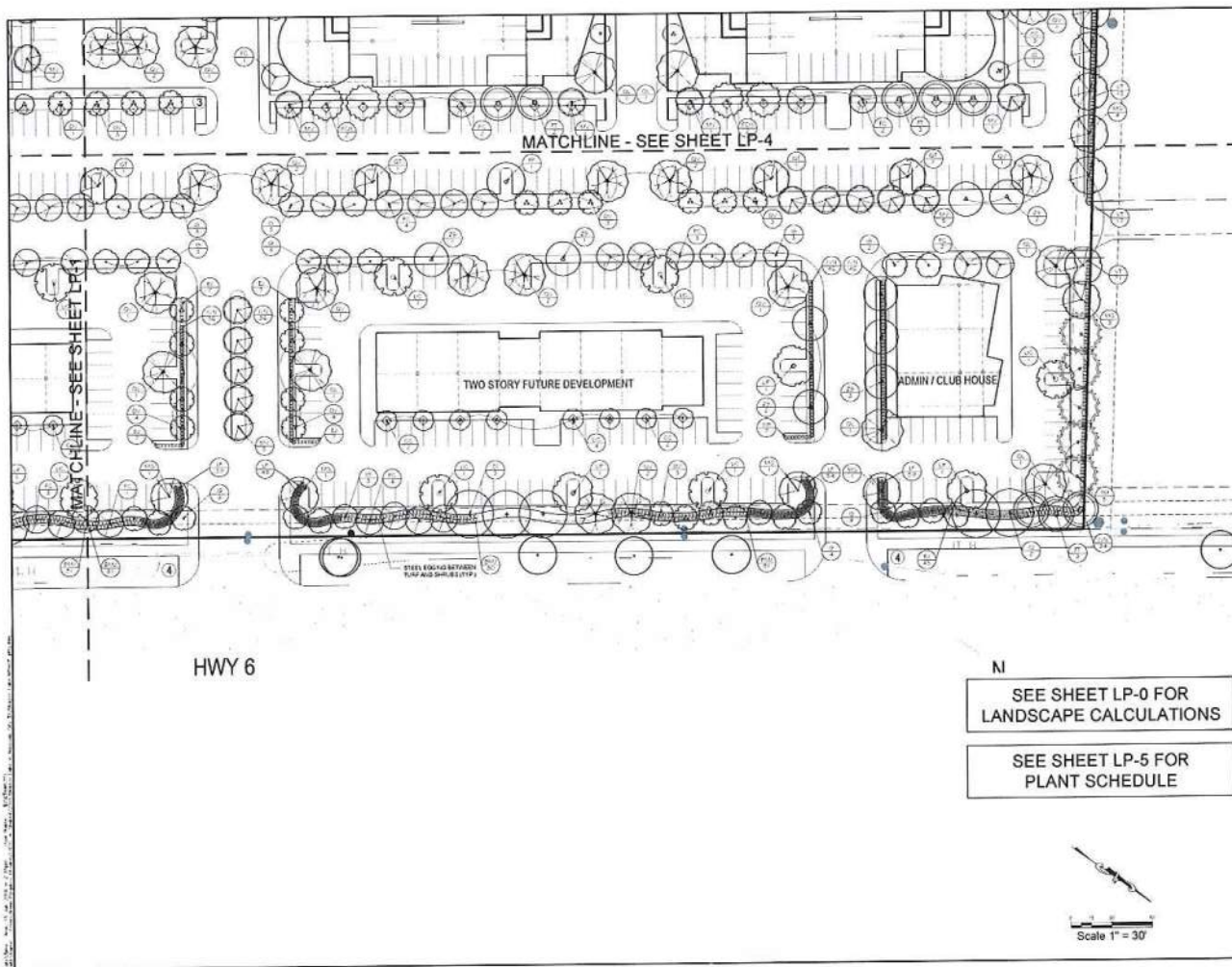
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(4) - MONUMENT SIGN LOCATIONS

SEE SHEET LP-0 FOR
LANDSCAPE CALCULATIONS

SEE SHEET LP-5 FOR
PLANT SCHEDULE

Scale 1" = 30'

Exhibit D
Page 4 of 13



NOTES:
1. IN CASE OF CONFLICT BETWEEN DETAILS
SHOWN ON THIS SHEET AND THE MASTER PLAN,
THEY SHALL BE USED TO RESOLVE THE MORE
PREVALENT ISSUE.

DATE	REVISION

MIDCOUNTRY
FORT WORTH, TEXAS

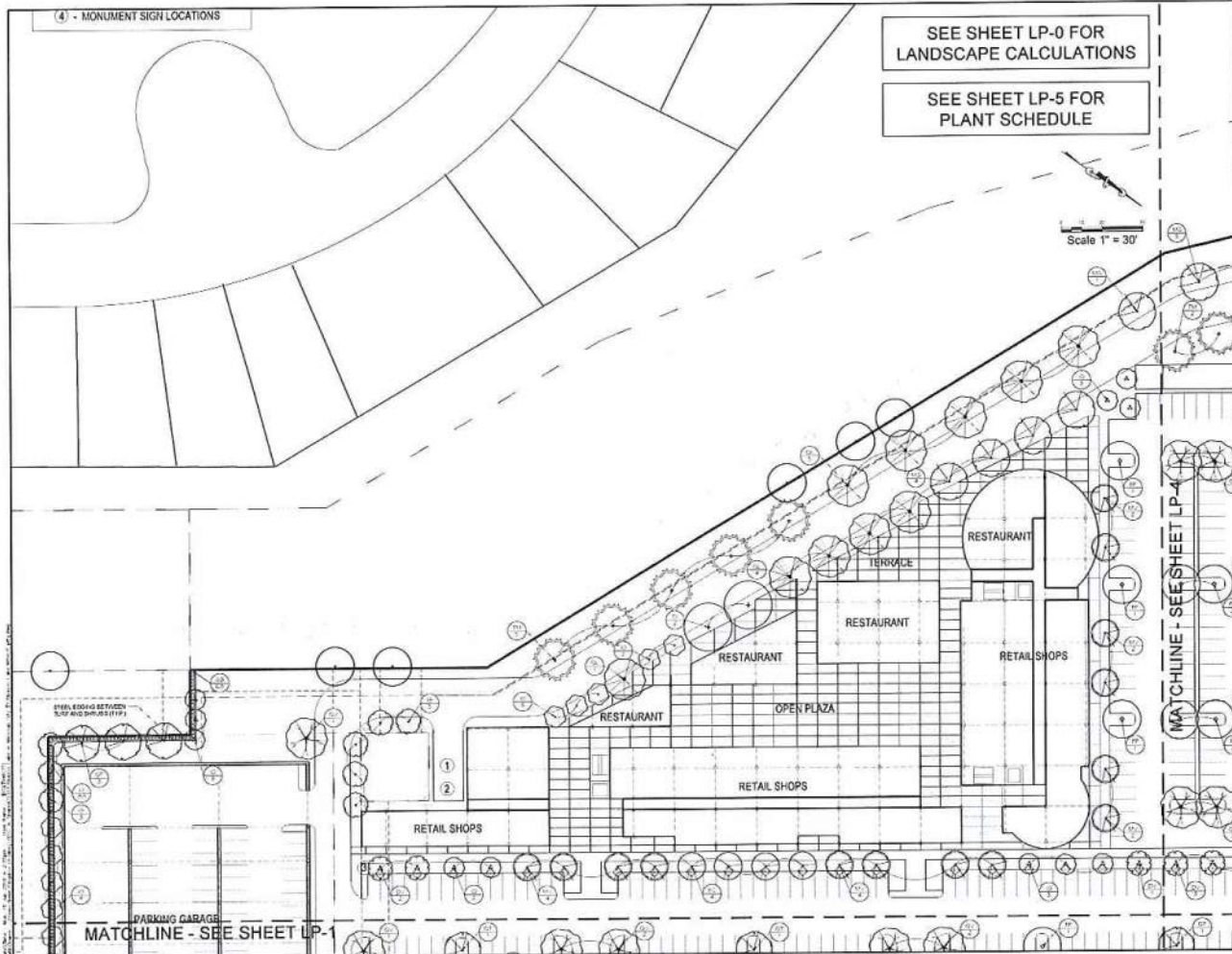
BRAZOS LAKES
MASTER PLAN

PLANTING PLAN

LJA Engineering Inc.	
2000 Evergreen Lane	Fort Worth, TX 76104
817-335-1111	www.lja-engineering.com
PROJECT: BRAZOS LAKES MASTER PLAN	
SHEET: LP-3	
DATE: 11/11/18	BY: J. L. JONES
CHECKED BY: J. L. JONES	DATE: 11/11/18

PARKING GARAGE
MATCHLINE - SEE SHEET LP-1

MATCHLINE - SEE SHEET LP-4



SEE SHEET LP-0 FOR
LANDSCAPE CALCULATIONS

PLANTING LEGEND

[illegible]

25	Zakona variegata	Japanese Zakona-s	2' tall, 8-12" high	Per Pot	25
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NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIBER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

[illegible]

GENERAL PLANTING NOTES

- [illegible]

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM MUST OPERATE ON POTABLE WATER, AND THE SYSTEM MUST HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SUPPLY.
3. ALL IRRIGATION PLANTED AREAS SHALL BE IN A PAVED, GRADED, SODDED AND DRAINAGE AREAS SHALL BE EQUIPPED WITH DRAINAGE OR FLOODING CANALS AT 10% MINIMUM SLOPE TO CANALS.
4. ALL PLANTS TO BE PLANTED SHALL MEET THE FOLLOWING CHARACTERISTICS: SHALL BE PLANTED ON ANALYSIS DECIDED BY THE HOUSING AGENCY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS:
 - PRECIPITATION RATE TECHNOLOGY (CONTROLLER AND SPREAD HEADS) OR/AND OVERHEAD PIPING, SUBSURFACE, AND DRAINAGE TECHNOLOGY (COMPUTERIZED IRRIGATION CONTROLLERS) REQUIRED.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL REINSTALL IF THE LAYER OF 1-1/2" BEDDED OR MORE MULCH IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SHEED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONTRACTING. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN REINSTALLED.

Exhibit D
Page 6 of 13

NOTE
BY DATE OF COMPLETE SUBMITTAL DETAILS
DEVELOP ON THIS SHEET AND ONE ADDITIONAL
SHEET. BEYOND EIGHTH STATION, THE ABOVE
STANDARD SHALL APPLY.

[illegible]

MISSOURI CITY
FORT BEND COUNTY, TEXAS

Brazos Lakes

PLANTING PLAN

LJA Engineering Inc.
 1415 E. Highway 100
 Houston, Texas 77042-3729
 Phone: 281-555-5100
 Fax: 281-555-5101
 800-4-A-1234



NOTE:
IN CASE OF CONFLICT BETWEEN THESE
SHEETS, THE SHEET AND THE SECTION
NOTE SHALL PREVAIL. THE NOTE
PRECEDENT SHALL APPLY.

DATE	REVISION

MISOURI CITY
FORT BEND COUNTY, TEXAS

BRAZOS LAKES
MASTER PLAN

TREE
PRESERVATION

LJA Engineering Inc.
10000 Katy Road, Suite 100
Houston, Texas 77054-1000
Phone: 281-410-1000
Fax: 281-410-1001
www.lja-engineering.com

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NOTES:
1. DATE OF CONCEPT DESIGN: 08/15/18
2. DATE OF THIS SHEET: 08/15/18
3. DATE OF THIS SHEET: 08/15/18
4. DATE OF THIS SHEET: 08/15/18
5. DATE OF THIS SHEET: 08/15/18

NO.	REVISION

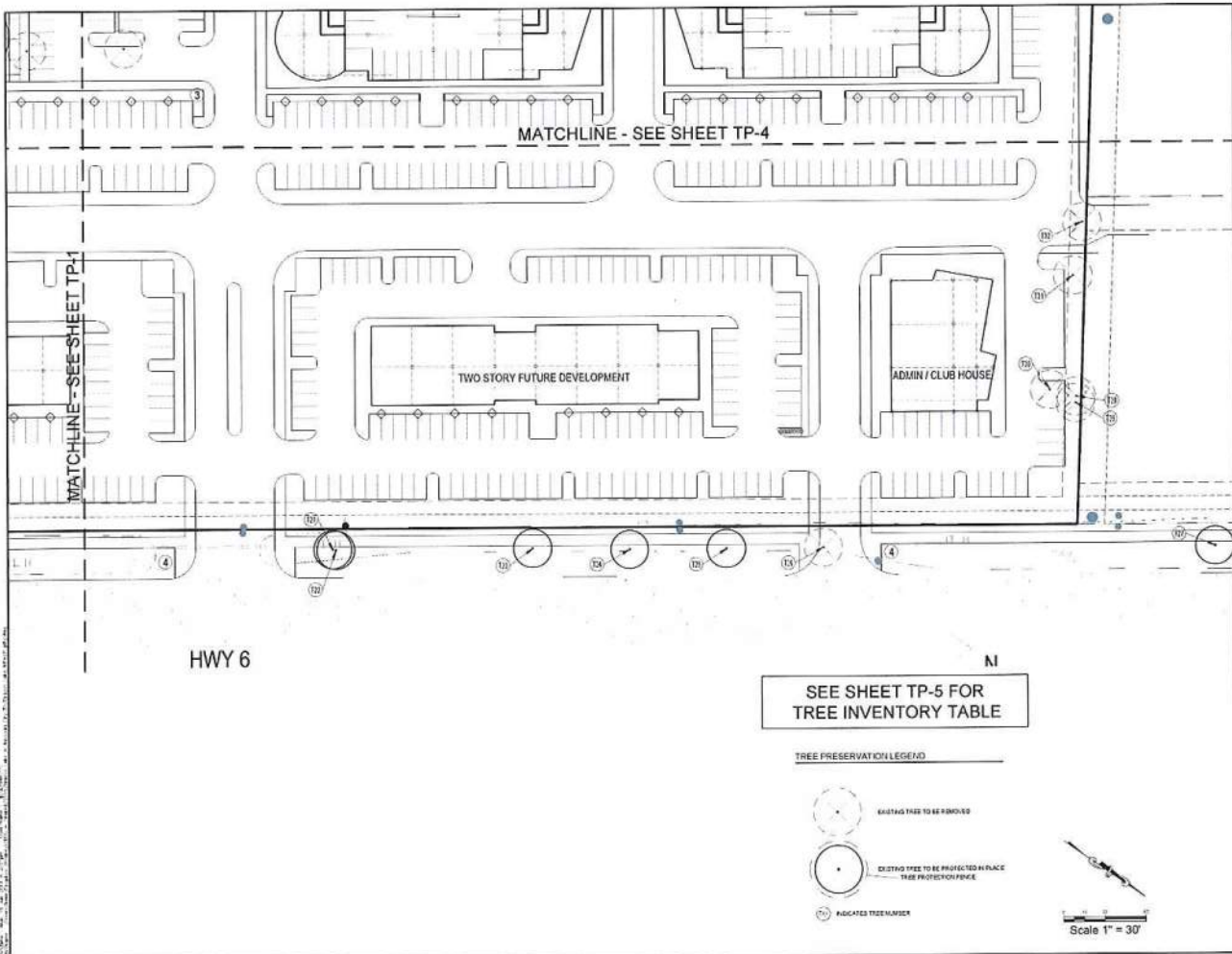
MISSOURI CITY
FORT BEND COUNTY, TEXAS

BRAZOS LAKES
MASTER PLAN

TREE
PRESERVATION

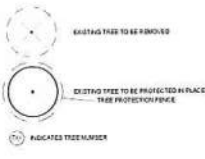
LJA Engineering Inc.
10000 Katy Road, Suite 100
Houston, Texas 77054-3703
Phone: 281-410-1100
Fax: 281-410-1101
Email: info@lja.com
Website: www.lja.com

TP-2



SEE SHEET TP-5 FOR
TREE INVENTORY TABLE

TREE PRESERVATION LEGEND





NOTE: IN TAKE OF CONFLICT BETWEEN DETAILS
SHOWN ON THIS SHEET AND THE REGIONAL
CITY, BEARS DESIGN STANDARDS, THE MORE
PRECISE SHALL APPLY.

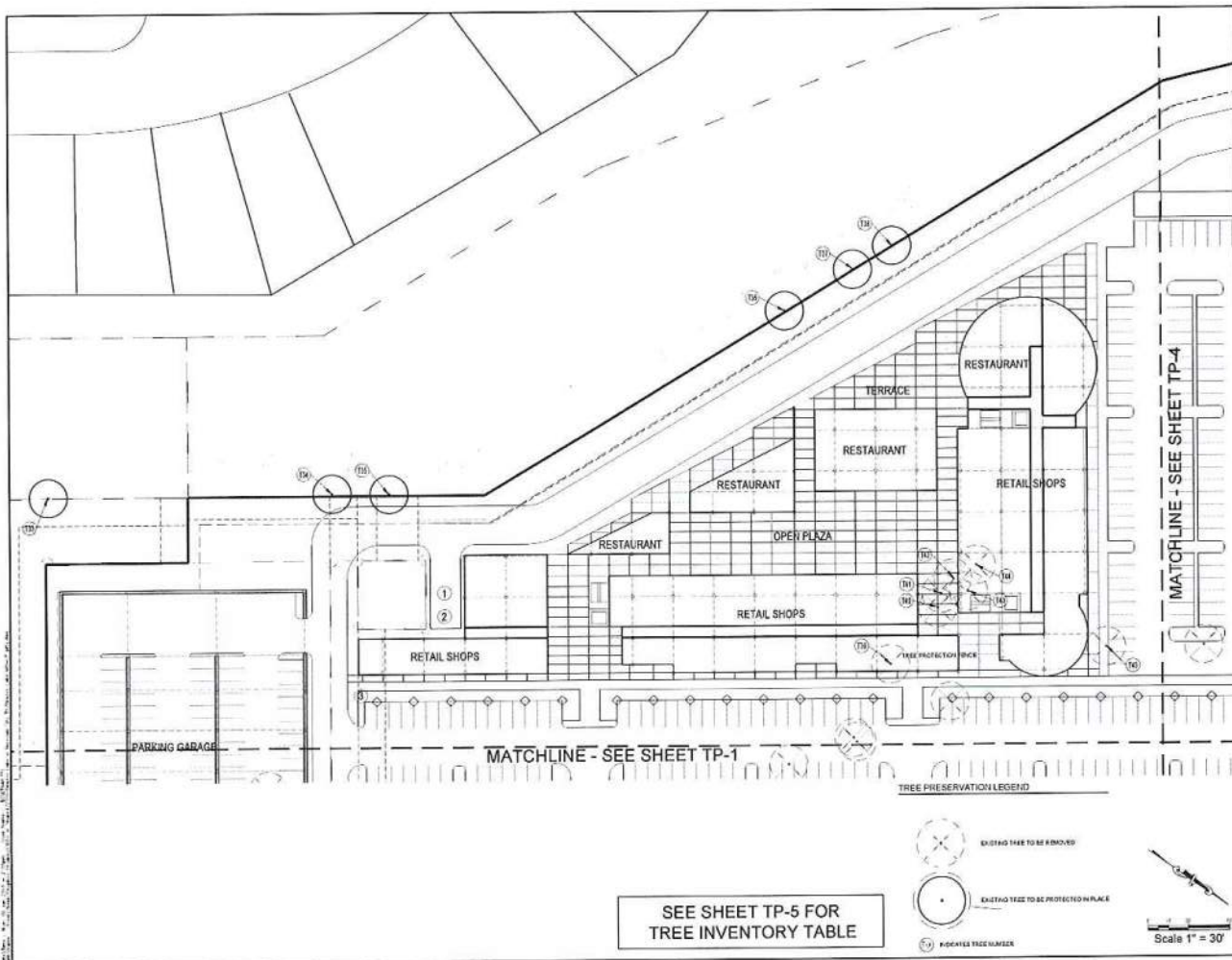
DATE	REVISION

MISSOURI CITY
FORT BEND COUNTY, TEXAS

**BRAZOS LAKES
MASTER PLAN
TREE
PRESERVATION**

LJA Engineering Inc.
20000 N. Loop West, Suite 100
Houston, Texas 77058
Phone: (281) 415-1100
Fax: (281) 415-1101
www.lja-engineering.com

DATE: 1/18/18
SCALE: 1"=30'
DRAWN BY: J. L. J. / J. L. J.
CHECKED BY: J. L. J. / J. L. J.
APPROVED BY: J. L. J. / J. L. J.
SHEET NO. TP-3





NOTES:
1. PARTIAL OR COMPLETE REMOVAL OF TREES SHALL BE INDICATED BY A CIRCLE WITH A CROSSHATCHED CENTER.
2. TREES TO BE PRESERVED SHALL BE INDICATED BY A CIRCLE WITH A DOT IN THE CENTER.
3. TREE TAGS SHALL BE PLACED IN THE GROUNDS OF THE TREES TO BE PRESERVED.

DATE	REVISION

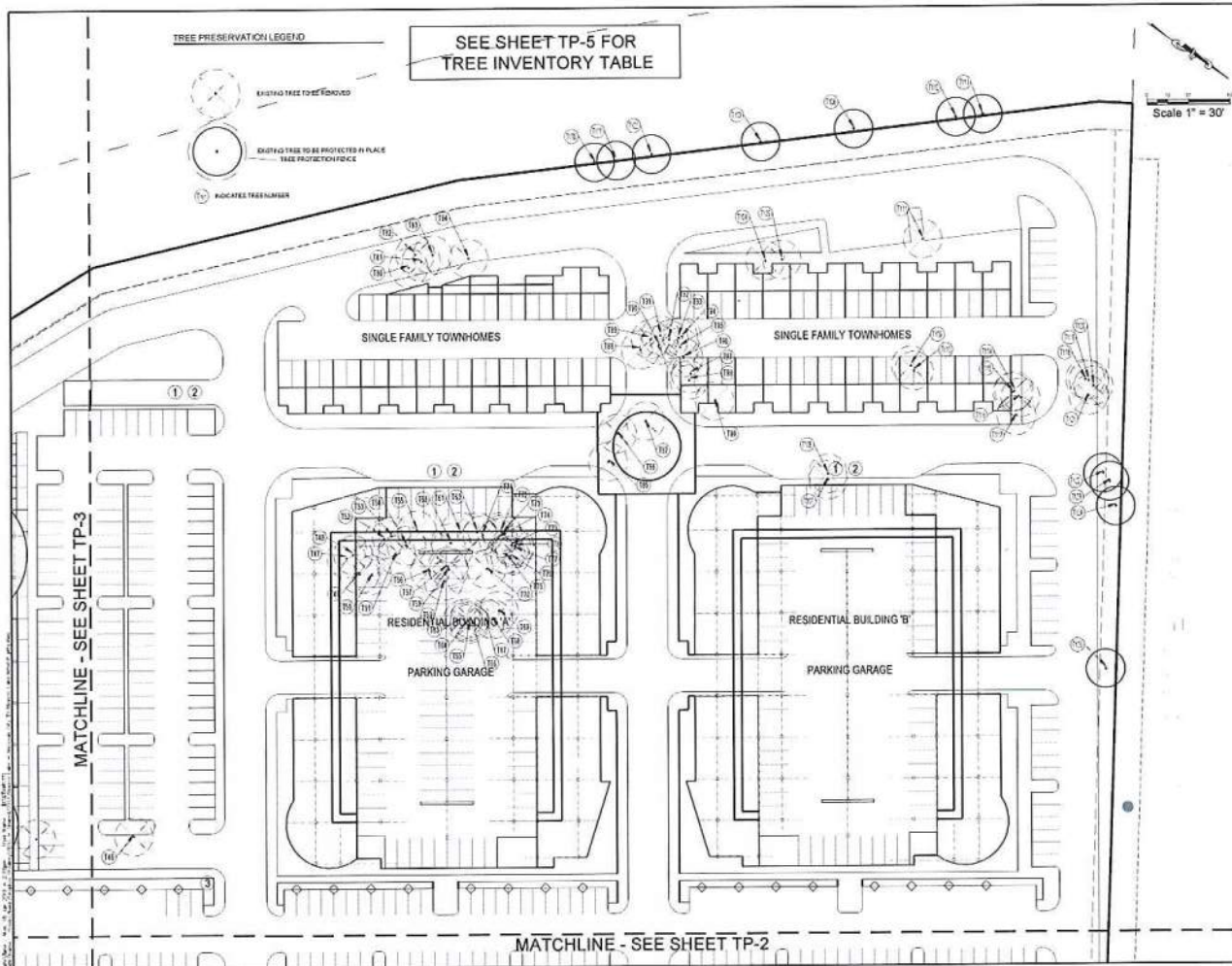
MISSOURI CITY
FORT BEND COUNTY, TEXAS

**BRAZOS LAKES
MASTER PLAN**

**TREE
PRESERVATION**

LJA Engineering Inc.
2525 West 41st Street, Suite 100
Houston, Texas 77056-2000
Phone: 281-251-1111
Fax: 281-251-1112
E-Mail: info@lja.com

PROJECT: BRAZOS LAKES MASTER PLAN
SCALE: 1" = 30'
DATE: 10/15/18
DRAWN BY: J. L. JONES
CHECKED BY: J. L. JONES
APPROVED BY: J. L. JONES
TP-4





TREE INVENTORY

NUMBER	SPECIES	DBH	PRESERVE	REMOVE	NOTES
01	OAK	60		X	CONFLICT WITH PROPOSED PARKING
02	HACKBERRY	7		X	CONFLICT WITH PROPOSED BUILDING
03	OAK	42		X	CONFLICT WITH PROPOSED PARKING
04	OAK	42		X	CONFLICT WITH PROPOSED PARKING
05	HACKBERRY	15		X	CONFLICT WITH PROPOSED PARKING
06	CHINA BERRY	43		X	CONFLICT WITH PROPOSED PARKING
07	OAK	42		X	CONFLICT WITH PROPOSED PARKING
08	ASH	36		X	CONFLICT WITH PROPOSED ROADWAY
09	CHINA BERRY	6		X	CONFLICT WITH PROPOSED ROADWAY
10	CHINA BERRY	12		X	CONFLICT WITH PROPOSED ROADWAY
11	HACKBERRY	7		X	CONFLICT WITH PROPOSED PARKING
12	ELM	48		X	CONFLICT WITH PROPOSED ROADWAY
13	CHINA BERRY	48	X		
14	OAK	72		X	CONFLICT WITH PROPOSED BUILDING
15	OAK	60		X	CONFLICT WITH PROPOSED PARKING
16	CHINA BERRY	54		X	CONFLICT WITH PROPOSED PARKING
17	OAK	54		X	CONFLICT WITH PROPOSED PARKING
18	HACKBERRY	7		X	CONFLICT WITH PROPOSED PARKING
19	OAK	60		X	CONFLICT WITH PROPOSED PARKING
20	CHINA BERRY	30		X	CONFLICT WITH PROPOSED PARKING
21	HACKBERRY	7	X		
22	PECAN	36	X		
23	PECAN	36	X		
24	PECAN	36	X		
25	PECAN	36	X		
26	PECAN	36		X	CONFLICT WITH PROPOSED ROADWAY
27	PECAN	30	X		
28	HACKBERRY	7		X	CONFLICT WITH PROPOSED PARKING
29	TALLOW	8		X	CONFLICT WITH PROPOSED PARKING
30	TALLOW	12		X	CONFLICT WITH PROPOSED PARKING
31	PECAN	12		X	CONFLICT WITH PROPOSED PARKING
32	PECAN	12		X	CONFLICT WITH PROPOSED ROADWAY
33	ELM	6	X		
34	CHINA BERRY	6	X		
35	HACKBERRY	7	X		
36	TALLOW	6	X		
37	HACKBERRY	7	X		
38	HACKBERRY	7	X		
39	CHINA BERRY	69		X	CONFLICT WITH PROPOSED BUILDING
40	CHINA BERRY	18		X	CONFLICT WITH PROPOSED BUILDING
41	HACKBERRY	12		X	CONFLICT WITH PROPOSED BUILDING
42	CHINA BERRY	36		X	CONFLICT WITH PROPOSED BUILDING
43	PECAN	24		X	CONFLICT WITH PROPOSED BUILDING
44	HACKBERRY	18		X	CONFLICT WITH PROPOSED BUILDING
45	HACKBERRY	30		X	CONFLICT WITH PROPOSED BUILDING
46	PECAN	54		X	CONFLICT WITH PROPOSED PARKING
47	CHINA BERRY	6	X		CONFLICT WITH PROPOSED BUILDING
48	CHINA BERRY	10	X		CONFLICT WITH PROPOSED BUILDING
49	PECAN	19	X		CONFLICT WITH PROPOSED BUILDING
50	HACKBERRY	7	X		CONFLICT WITH PROPOSED PARKING
51	PECAN	12	X		CONFLICT WITH PROPOSED PARKING
52	PECAN	8	X		CONFLICT WITH PROPOSED PARKING
53	PECAN	10	X		CONFLICT WITH PROPOSED PARKING
54	PECAN	6	X		CONFLICT WITH PROPOSED PARKING
55	PECAN	10	X		CONFLICT WITH PROPOSED ROADWAY
56	PECAN	12	X		CONFLICT WITH PROPOSED PARKING
57	CHINA BERRY	8	X		CONFLICT WITH PROPOSED PARKING
58	CHINA BERRY	12	X		CONFLICT WITH PROPOSED PARKING
59	PECAN	8	X		CONFLICT WITH PROPOSED PARKING
60	CHINA BERRY	6	X		CONFLICT WITH PROPOSED PARKING
61	PECAN	10	X		CONFLICT WITH PROPOSED PARKING
62	PECAN	8	X		CONFLICT WITH PROPOSED PARKING

63	HACKBERRY	7		X	CONFLICT WITH PROPOSED PARKING
64	PECAN	8		X	CONFLICT WITH PROPOSED PARKING
65	PECAN	10		X	CONFLICT WITH PROPOSED PARKING
66	PECAN	24		X	CONFLICT WITH PROPOSED PARKING
67	CHINA BERRY	18		X	CONFLICT WITH PROPOSED PARKING
68	PECAN	8		X	CONFLICT WITH PROPOSED PARKING
69	CHINA BERRY	24		X	CONFLICT WITH PROPOSED PARKING
70	PECAN	6		X	CONFLICT WITH PROPOSED PARKING
71	PECAN	12		X	CONFLICT WITH PROPOSED PARKING
72	PECAN	12		X	CONFLICT WITH PROPOSED PARKING
73	PECAN	8		X	CONFLICT WITH PROPOSED PARKING
74	PECAN	12		X	CONFLICT WITH PROPOSED PARKING
75	CHINA BERRY	15		X	CONFLICT WITH PROPOSED PARKING
76	CHINA BERRY	15		X	CONFLICT WITH PROPOSED PARKING
77	PECAN	6		X	CONFLICT WITH PROPOSED PARKING
78	PECAN	8		X	CONFLICT WITH PROPOSED PARKING
79	PECAN	18		X	CONFLICT WITH PROPOSED PARKING
80	WILLOW	18		X	CONFLICT WITH PROPOSED ROADWAY
81	WILLOW	15		X	CONFLICT WITH PROPOSED ROADWAY
82	WILLOW	15		X	CONFLICT WITH PROPOSED ROADWAY
83	WILLOW	15		X	CONFLICT WITH PROPOSED ROADWAY
84	WILLOW	18		X	CONFLICT WITH PROPOSED ROADWAY
85	CHINA BERRY	18		X	CONFLICT WITH PROPOSED ROADWAY
86	CHINA BERRY	15		X	CONFLICT WITH PROPOSED ROADWAY
87	HACKBERRY	7		X	CONFLICT WITH PROPOSED ROADWAY
88	WILLOW	24		X	CONFLICT WITH PROPOSED ROADWAY
89	WILLOW	24		X	CONFLICT WITH PROPOSED ROADWAY
90	WILLOW	8		X	CONFLICT WITH PROPOSED ROADWAY
91	WILLOW	12		X	CONFLICT WITH PROPOSED ROADWAY
92	WILLOW	12		X	CONFLICT WITH PROPOSED ROADWAY
93	WILLOW	10		X	CONFLICT WITH PROPOSED ROADWAY
94	WILLOW	18		X	CONFLICT WITH PROPOSED PARKING
95	WILLOW	18		X	CONFLICT WITH PROPOSED PARKING
96	WILLOW	16		X	CONFLICT WITH PROPOSED PARKING
97	WILLOW	8		X	CONFLICT WITH PROPOSED PARKING
98	CHINA BERRY	24		X	CONFLICT WITH PROPOSED BUILDING
99	TALLOW	18		X	CONFLICT WITH PROPOSED BUILDING
100	HACKBERRY	7	X		
101	HACKBERRY	7	X		
102	HACKBERRY	10	X		
103	CHINA BERRY	8	X		
104	WILLOW	6		X	CONFLICT WITH PROPOSED BUILDING
105	WILLOW	12		X	CONFLICT WITH PROPOSED BUILDING
106	PECAN	24		X	CONFLICT WITH PROPOSED BUILDING
107	PECAN	18		X	CONFLICT WITH PROPOSED BUILDING
108	HACKBERRY	10	X		
109	WILLOW	12		X	CONFLICT WITH PROPOSED PARKING
110	WILLOW	12		X	CONFLICT WITH PROPOSED PARKING
111	WILLOW	6		X	CONFLICT WITH PROPOSED PARKING
112	HACKBERRY	7	X		
113	HACKBERRY	7	X		
114	PECAN	10		X	CONFLICT WITH PROPOSED BUILDING
115	PECAN	8		X	CONFLICT WITH PROPOSED BUILDING
116	PECAN	10		X	CONFLICT WITH PROPOSED BUILDING
117	PECAN	12		X	CONFLICT WITH PROPOSED BUILDING
118	PECAN	12		X	CONFLICT WITH PROPOSED ROADWAY
119	PECAN	8		X	CONFLICT WITH PROPOSED ROADWAY
120	PECAN	19		X	CONFLICT WITH PROPOSED ROADWAY
121	PECAN	15		X	CONFLICT WITH PROPOSED ROADWAY
122	PECAN	15		X	CONFLICT WITH PROPOSED ROADWAY
123	HACKBERRY	7	X		
124	PECAN	6	X		
125	PECAN	8	X		

NOTE: DATE OF CONFLICT BETWEEN DATE OF THIS SHEET AND THE DATE OF THE LAST TREE INVENTORY. THE DATE OF THE LAST TREE INVENTORY IS THE DATE OF THE LAST TREE INVENTORY. THE DATE OF THE LAST TREE INVENTORY IS THE DATE OF THE LAST TREE INVENTORY.

DATE	DATE	DATE	DATE

BRASOS LAKES
MASTER PLAN

TREE
PRESERVATION

LIA Engineering Inc.

10000 N. Loop West, Suite 1000, Houston, Texas 77063-1000

10000 N. Loop West, Suite 1000, Houston, Texas 77063-1000

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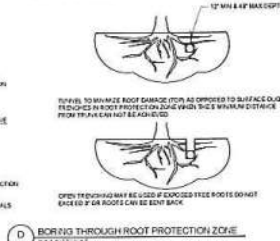
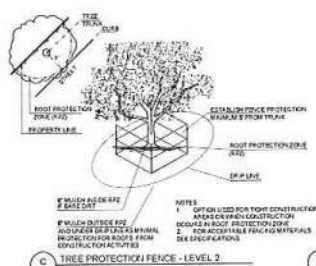
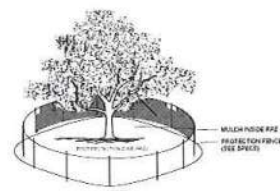
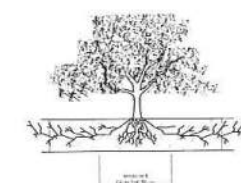
TREE PROTECTION SPECIFICATIONS

NOTES

1. FABRIC: A FOOT-THICK OR MORE FIBROUS AS SHOWN ON THE PLANS AND SHALL BE COVERED WITH 2 INCH
MESH OR GAGES SUCH THAT IN A VERTICAL DIRECTION OF 23 INCHES THERE BE THE EQUIVALENTS OF THE
GABE OF THE FABRIC. IT SHALL BE AT LEAST 23 INCHES LONG.
2. BOLTS: BOLTS SHALL BE AN MINIMUM OF 12 INCHES LONG AND STEEL TAPPED WITH AN MINIMUM WEIGHT OF 1
POUNDS PER LINEAR FOOT.
3. THE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE 7 POSTS SHALL BE NOT LESS THAN 1/8 INCH 12 GAUGE
GALVANIZED WIRE.
4. USED MATERIALS: PILES/JOISTS/USED MATERIALS: WITHIN THE ABOVE REQUIREMENTS AND WHEN APPROVED
BY THE OWNER MAY BE USED.

... ..

- [illegible]



NOTE:
IN CASE OF CONFLICT BETWEEN DETAILS
SHOWN ON THIS INDEX AND THE ASSOCIATED
CITY PLANS, DESIGN STANDARDS, THE MORE
STRENGTHENING SHALL APPLY.

MISSOURI CITY
FORT BEND COUNTY, TEXAS

BRAZOS LAKES

MASTER PLAN

TREE PRESERVATION
 NOTES & DETAILS

LJA Engineering Inc.
2012 Franklin Blvd. Phone 713.553.1111

Page 100
Houston, Texas 77042-3103

2. patient 3. sex 4. age	5. date of birth 6. date of death 7. sex <input checked="" type="checkbox"/> M <input type="checkbox"/> F
--------------------------------	---

DATE: 04/21/04	CITY: DALLAS
TIME: 08:00	TP-6



DEVELOPMENT SERVICES - PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

**NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS
WITHIN 200 FEET OF PROPERTY SUBJECT TO ZONING**

DATE OF NOTICE: NOVEMBER 1, 2019

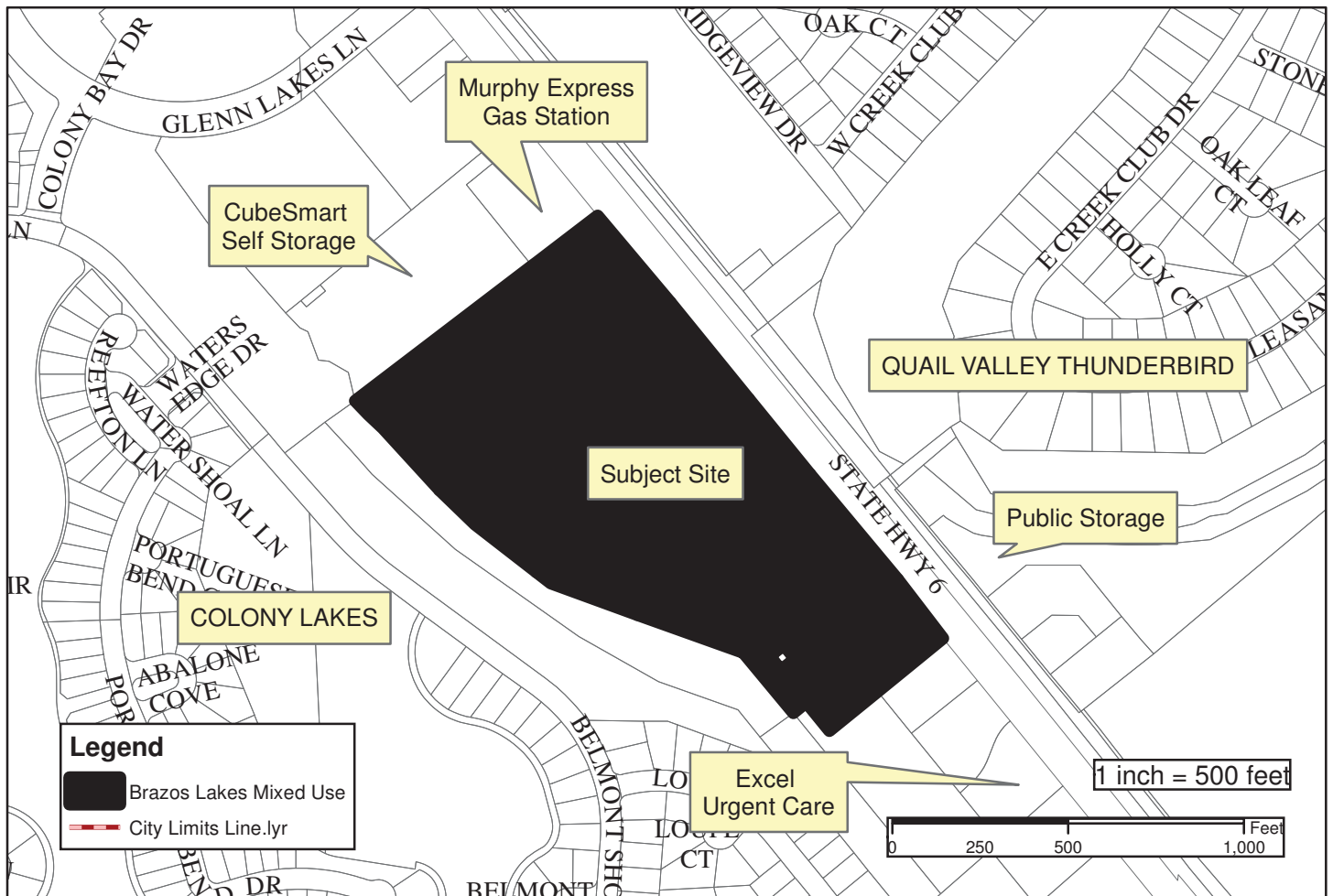
LOCATION/DATE: The Planning and Zoning Commission of the City of Missouri City will hold a public hearing on Wednesday, November 13, 2019, at the City Council Chambers – 2nd Floor, City Hall Building, 1522 Texas Parkway (FM-2234), Missouri City, Texas at 7:00 p.m.

PURPOSE: To receive comments for or against a request by Cynthia Ramirez, STOA Architects to amend PD, Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

SITE LOCATION: The subject site is located north of Excel Urgent Care, south of a Murphy Express gas station and Cube Smart self-storage, east of Quail Valley Thunderbird and a Public Storage, and west of Colony Lakes residential subdivision.

SITE LEGAL DESCRIPTION: The subject site can be described as being a tract of land containing 24.506 acres, located in the David Bright League, A-13, in Fort Bend County, Texas, said 24.506 acre tract being all of a called 22.507 acre tract of land recorded in the name of Golden Power Capital, LLC, in Fort Bend County Clerk's File (F.B.C.C.F.) No. 2016086714 and all of a called 2.0 acre tract of land recorded in the name of Ming & Shu Development, LLC, in F.B.C.C.F. No. 201006905, save and except a called 0.0574 acre tract of land recorded in the name of Fort Bend County Municipal Utility District No. 46 in F.B.C.C.F. No 2005084273, leaving a net acreage of 24.448 acres of land.

FOR MORE INFORMATION: Additional information and a map of the subject site are available for review at City Hall, Missouri City, Texas on Monday through Friday from 8:00 a.m. to 4:00 p.m. You may call 281-403-8600 or email the Development Services Department-Planning Division at planning@missouricitytx.gov for further information.





DEVELOPMENT SERVICES – PLANNING DIVISION

1522 TEXAS PARKWAY

MISSOURI CITY, TEXAS 77489

November 1, 2019

CITY OF MISSOURI CITY, TEXAS
Planning and Zoning Commission

The Planning and Zoning Commission of the City of Missouri City will hold a public hearing:
Wednesday, November 13, 2019
City Council Chambers
2nd Floor, City Hall Building
1522 Texas Parkway (FM 2234); 7:00 PM

To receive comments for or against a request by Cynthia Ramirez, STOA Architects to amend PD, Planned Development District No. 106 (Ordinance O-18-20) to allow for a mixed use, commercial and residential development; and to the extent such zoning deviates from the Future Land Use and Character map of the Comprehensive Plan, to provide for an amendment therefrom.

This letter is being sent to property owners within 200' of the subject property as required by law. It is also sent to others on request.

Dear City Representatives:

_____ I/We protest this proposed rezoning because

_____ I/We support this proposed rezoning because

Sincerely,

Signature

Print Name

Street Address

Subdivision

Phone Number

Return to:

Development Services Department
1522 Texas Parkway
Missouri City, TX 77489
FAX (281)403-8962

The Texas Public Information Act provides the right of the public to access information that governmental bodies produce and how governmental bodies should respond. By submitting this letter to the City, the personal information included can be accessed by the public subject to this Act. Please print and sign your name below if you do not consent to the release of your personal information to the public.

Print Name

Signature




**PLANNING AND ZONING COMMISSION
DISCUSSION ITEM**

AGENDA DATE: November 13, 2019

AGENDA ITEM SUBJECT: Mobile Food Unit/Truck Ordinance Update- Discussion

AGENDA ITEM NUMBER: 8.A.

PROJECT PLANNER:  Otis T. Spriggs, AICP, Director, Development Services

SUMMARY:

STAFF PROPOSES TO PRESENT TO THE P&Z COMMISSION THE PRELIMINARY DISCUSSION OF BASIC GUIDELINES FOR MOBILE FOOD ESTABLISHMENTS AS REQUESTED BY CITY COUNCIL.

RECOMMENDED ACTION: This is a worksession to consider preliminary guidelines providing for draft text amendments to serve as future regulations for Mobile Food Unit uses within the City of Missouri City Zoning jurisdiction as requested by the City Council.

HISTORY: *Planning & Zoning Commission held discussion of this issue in 2016 and provided minimal text amendment recommendations to Council, which were adopted on 10/16/17.*

In August, 2019, Administration was asked by the Council, to study this item further and provide some process improvements and flexibility recommendations for consideration.

Prior Commissioner's Position/Comments:

During the last changes to the Mobile Food Unit ordinance, the Planning & Zoning Commission, a number of concerns were voiced by the public and the Commissioners including following observations:

- **Timing Flexibility:** There is a breakfast crowd in the Industrial District, and there is evening and weekend demand. Consideration of multiple shifts was recommended by the Commissioners. Limitations recently placed on locations/districts are becoming too restrictive. We need to allow for some freshness and new ideas. What are we trying to prevent or protect?
- **Demand:** The consensus of the Commission is that there is a demand for food trucks. Other cities are competitively allowing them. Seasonal offering for the community.
- **Trial Basis (Pilot Study Approach):** Would like to see the allowance for the food trucks on a trial basis to test the market.
- **Economic and Entertainment Investment Opportunity:** Where we are trying to bring some life back to some of the corridors, this is an opportunity to attract people to those areas with minimal investment. The use is market driven.

Zoning Code Recommended Text Summary

Definition:

Mobile food unit (MFU) means a vehicle mounted, self or otherwise propelled, self-contained food service operation, designed to be readily moveable, and used to store, prepare, display, serve or sell food. The term does not include a stand or a booth.

In August, 2019, administrative staff was asked by the City Council to evaluate the current Mobile Food Unit ordinance and provide some minimal process improvements and flexibility recommendations for later consideration. As a first step, the Missouri City Planning & Zoning Commission is asked to hold its first worksession of this issue on this agenda. We will discuss current policies, current trends, and possible strategies that may affect text amendment recommendations to Council.

In summary, the current mobile food units are allowed within the Zoning Code under the following parameters:

- Where industrial district uses are allowed;
- In all zoning districts, provided that a mobile food unit is located within one hundred (100) feet of a property with an active building permit for the construction of a building on the property or the construction of at least three (3) new dwelling units on the property;
- In all zoning districts, provided that an MFU is located at an event that is subject to a special events permit issued by the city in accordance with section 9.10 (Frequency is limited to two-week intervals);
- Within a park provided that a park use permit has been issued in accordance with article II of chapter 18; and,
- At an event that is sponsored or co-sponsored by the city with the city's written permission.

Other Considerations: Farmer's Markets:

S.B. 932 (Hughes/Wilson) – Farmers' Markets: provides that **certain food permits** (including temporary food establishment permits issued by a local health department) **issued to a farmer for the sale of food directly to consumers at a farmers' market**, a farm stand, or the farmer's farm, and an individual who prepares food for sale at a farmers' market: (1) **must be valid for a term of not less than one year**; (2) **may impose an annual fee not to exceed \$100**; and (3) **must cover sales at all locations within the jurisdiction of the permitting authority**. (Effective September 1, 2019.)

Administrative staff updated City Council during the Special Meeting held on November, 4, 2019.

Next Steps: Continue discussions of Mobile Food Units and allow for Council, Commission, and public input during the next upcoming regular sessions, and prepare for recommendations before the City Council by February, 2020.

October 30, 2019:	Work session at P&Z Commission
November 4, 2019:	City Council special meeting discussion
November 13, 2019:	P&Z Commission discussion item
December 11, 2019:	P&Z Commission public hearing and preliminary report
January 8, 2020:	P&Z Commission public hearing and final report
February 3, 2020:	City Council public hearing and 1st reading of ordinance
February 17, 2020:	City Council 2nd reading of ordinance

Staff recommends: The Planning and Zoning Commission should hold discussions of regulations for Mobile Food Unit establishments/uses within the City of Missouri City Zoning jurisdiction.

-----END OF REPORT-----



Mobile Food Unit Update

Local Examples



NOVEMBER 13, 2019

City of Missouri City, Planning Commission

Presented by: Otis T. Spriggs, Director of Development Services

What are our neighbors allowing?

Mobile Food Units/Food Trucks area allowed on a limited semi-permanent basis in some of the neighboring cities surrounding Missouri City. Staff presented a few options to the City Council on November 4, 2019, based on the current demand and best practices by other municipalities with similar challenges as seen in Missouri City.

With these examples, we are hoping that some minor Zoning Text Amendments will be shaped, that may be presented to Council for final action.

Some those examples include the following:

SUGAR LAND, TEXAS

Location of operations.

Mobile food units may serve food at the following stationary sites:

(a) Active construction site.

(b) Professional office site location. A mobile food unit may provide food services to:(i) A professional office building (not less than 50,000 square feet in size) or (ii)Group of professional office buildings (not less than 50,000 square feet in size)

(c) Multi-family site location. A mobile food unit may provide food services to a multi-family site located internally to the overall multi-family site. Approval and oversight of the on-site multi-family management representatives is required.

(d) Residential homeowner association (HOA)/Property owner association (POA) site location. A mobile food unit may provide food services at a HOA or POA site. Service must occur at the association's community facility under the oversight of the HOA/POA management representatives.

(e) Residential single-family site location. A mobile food unit may provide food services to a private party at a residential single-family site if the food service is sponsored by the property owner and has no individual sale to the general public. Under this

subsection, mobile food unit operations must cease by 10:00 p.m. Sunday through Thursday, and by 10:00 p.m. Friday and Saturday.

(f) City facilities and destination venues. Regulations for mobile food units on city facilities are governed by each facility's operational requirements and the parks and recreation department's food truck reservation policies.

(g) Public school locations. A mobile food unit may provide food services at a site owned or operated by a public school. Approval and oversight of the public school is required. 9/18/2019

PEARLAND, TEXAS

- Per the Unified Development Code (UDC), a temporary activity permit must be obtained prior to setting up for service/sales at any location within city limits – and will only be allowed within specific zoning districts as noted in the following table:

Zoning District	Permit Required	Activity Requirements
(GB) – General Business	Temporary Event Permit Required	Four (4) events per calendar year, not to exceed a sale period of more than sixty (60) days.
(GC) – General Commercial		
(COD) – Corridor Overlay		

- An exception to the above is allowed for mobile food units wishing to set-up at a micro-brewery, micro-distillery, or micro-winery; as defined in UDC Sec. 2.5.3.2 (a) 5/14/18

STAFFORD, TEXAS

- (a) No mobile food unit shall be located on any private property without **written permission**. A copy of the written permission to operate in a specific location, signed by the private property owner, shall be kept within the mobile food unit at all times.
- (b) A mobile food vendor **shall not conduct sales on any public street or in congested areas where the operation impedes vehicular or pedestrian traffic**.
- (c) A mobile food vendor shall conduct business only in zoning districts **where the use of land as a restaurant, café or other similar commercial enterprise is a permitted use**.
- (d) No mobile food vendor shall conduct business within any **single-family residential district unless otherwise approved in writing by the city council**.
- (e) A mobile food unit **may not be located within 100 feet of the primary entrance of an open and operating fixed-location food service or eating establishment**, except during city sponsored events.
- (f) A mobile food vendor may not conduct sales at a stationary location:
- (1) For a **duration** longer than **four hours per day**, per location, if the mobile food unit has **no interior toilet or hand-washing facilities**, and there is no access to an adjacent toilet or hand-washing facilities for use by mobile food unit employees.

(2) For a ***duration*** longer than ***eight hours per day***, per location, if the mobile food unit ***has interior toilet and hand-washing facilities***, or is located on private property and has received written permission from the property owner for use of adjacent toilet and hand-washing facilities for the mobile food unit employees. 7/8/2018

ORDINANCE NO. O-17-41

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING SECTION 9, SUPPLEMENTARY DISTRICT REGULATIONS, AND SECTION 13, SIGN REGULATIONS, OF APPENDIX A OF THE MISSOURI CITY CODE ENTITLED "THE CITY OF MISSOURI CITY ZONING ORDINANCE;" PROVIDING RULES AND REGULATIONS RELATED TO MOBILE FOOD UNITS; PROVIDING FOR REPEAL; PROVIDING A PENALTY; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, Goal 2.1 of the 2017 Comprehensive Plan provides that the City of Missouri City will focus on the recruitment of lifestyle amenities desired by residents; and

WHEREAS, the City has received requests for mobile food unit vendors to offer food products to residents of the City; and

WHEREAS, in order to protect the public health, safety, and welfare of its residents and the general public, the City Council of the City of Missouri City (the "City Council") deems it appropriate to provide for the regulation of mobile food units operating within the City; and

WHEREAS, the Planning and Zoning Commission of the City of Missouri City (the "Planning and Zoning Commission") and the City Council have each conducted, in the time and manner and after the notice required by law and the City of Missouri City Zoning Ordinance, a public hearing on the proposed amendments to the City of Missouri City Zoning Ordinance; and

WHEREAS, all persons appearing at such public hearings who desired to speak on such proposed amendments were afforded that opportunity and their comments were duly noted and considered; and

WHEREAS, the Planning and Zoning Commission has issued its final report to the City Council; and

WHEREAS, the City Council now deems it appropriate to approve the proposed amendments and authorize the operation of mobile food units within the City; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. As required by law, the City Council conducted a public hearing on the amendments to the City of Missouri City Zoning Ordinance as set forth herein and closed the public hearing prior to the final adoption of this Ordinance.

Section 3. The Missouri City Code is hereby amended by adding a new subsection 9.19 of Section 9 of Appendix A to provide as follows:

“APPENDIX A ZONING

....

SECTION 9. – SUPPLEMENTARY DISTRICT REGULATIONS

....

Sec. 9.19. – Mobile food unit regulations.

- A. *Use district regulations.* A mobile food unit is allowed in the following use districts, provided that such mobile food unit shall be operated in accordance with the terms and provisions of this section, and further provided that a mobile food unit permit has been issued pursuant to article II of chapter 18 of the Code:
1. Where I industrial district uses are allowed;
 2. In BP, I, CF, LC, LC-O, LC-1, LC-2, LC-3, LC-4, and PD districts, provided that the mobile food unit is located within one hundred (100) feet of a property for which an active building permit has been issued;
 3. In SD, R, R-1, R-2, R-3, R-4, R-5, R-6, MF-1, MF-2, MH, or PD districts, provided that the mobile food unit is located within one hundred (100) feet of a property for which an active building permit for the construction of at least three (3) dwelling units has been issued;
 4. At a special event that has been issued a special events permit by the city in accordance with section 9.10;
 5. Within a park, athletic field, or any part thereof, provided that the operation of a mobile food unit within such park or athletic field is authorized by a park use permit issued by the city in accordance with chapter 74 of the Code; and
 6. At an event that is sponsored or co-sponsored by the city with the written authorization of the city manager or his designee.
- B. *Hours of operation.* The holder of a mobile food unit permit shall operate a mobile food unit at a stationary location in the following use districts during the following hours:

1. In areas where industrial district uses are allowed, between the hours of 6 a.m. and 9:00 a.m., 11:00 a.m. and 2:00 p.m., and 6:00 p.m. and 10:00 p.m.;
 2. In the areas described in subsections 9.19.A.2 and 9.19.A.3, between the hours of 6 a.m. and 10:00 p.m.; and
 3. In all other authorized areas, in accordance with the time specified in the applicable special event permit, park use permit or city manager authorization.
- C. *Signage.* Signage on a mobile food unit is limited to signs permanently attached to the exterior of the mobile food unit. Such signage shall:
1. Clearly display the name of the business as set forth in the MFU's sales tax permit on at least two sides of the mobile food unit, in bold letters that are at least six (6) inches in height and one and one-half (1 ½) inches in width; and
 2. Be constructed of durable materials, have a neat appearance, and be maintained in good repair and structural condition, including, but not limited to, by replacing defective parts, painting, repainting, and cleaning the signs.
- D. *Noise.* Use of audio amplification is prohibited. Mobile food units are subject to chapter 30 of the Code.
- E. *Trash disposal.* The holder of a mobile food unit permit shall:
1. Provide trash receptacles for use by customers during the MFU's hours of operation;
 2. Keep all areas within five (5) feet of the mobile food unit clear of litter and debris at all times; and
 3. Dispose of all trash or waste associated with the operation of the mobile food unit in an authorized receptacle, except that city trash receptacles may not be used to dispose of such trash or waste.
- F. *Operational capacity.* The holder of a mobile food unit permit shall not:
1. Attach, set up or use any other device or equipment intended to increase the selling, serving, storage, or display capacity of the mobile food unit,
 2. Allow items such as brooms, mops, hoses, equipment, containers and boxes or cartons to be located adjacent to or beneath the mobile food unit;

3. Provide or allow signs or banners not attached to and solely supported by the mobile food unit;
 4. Provide or allow canopies, awnings or other coverings that are not attached to and solely supported by the mobile food unit to remain over any part of the mobile food unit or over any area within 100 feet of the mobile food unit, except that any awning or covering provided by others and primarily used for other purposes and only incidentally or coincidentally used by the mobile food unit shall not be considered a violation of this subsection;
 5. Provide or cause any portable toilet facility to be provided; or
 6. Provide or cause any dining area to be provided, including, but, not limited to, tables, chairs, booths, bar stools, benches and standup counters, within 100 feet of the mobile food unit, except that dining or seating areas adjacent to a mobile food unit operating inside an enclosed space such as a lobby of a business establishment where the seating is provided by someone other than the holder of a mobile food unit and only incidentally or coincidentally used by the patrons of the mobile food unit are acceptable.
- G. *Exemptions.* A mobile food unit authorized to be located at an event that is sponsored or co-sponsored by the city is exempt from the provisions of subsections 9.19.B.1 and 9.19.B.2.”

Section 4. The Missouri City Code is hereby amended by adding a new subsection 13.10.H.4.e of Section 13 of Appendix A to provide as follows:

“APPENDIX A ZONING

....

SECTION 13. SIGN REGULATIONS.

....

Sec. 13.10. Regulations for conditionally exempt signs.

....

- H. *Vehicle signs.* A vehicle sign may be located in any zoning district. Such sign shall be located in accordance with the following regulations:

....

4. Affirmative defenses.

....

- e. It is an affirmative defense to prosecution under subsections 13.10.H.1 and 13.10.H.2 that the vehicle or trailer is a mobile food unit that has a valid mobile food unit permit and is authorized to be located in the zoning district in accordance with section 9.19.”

Section 5. Repeal. Any ordinance or any part of an ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 6. Penalty. Any person, firm, partnership, association, corporation, company, or organization of any kind who or which violates any provision of this Zoning Ordinance shall be deemed guilty of a misdemeanor and, upon conviction thereof, shall be fined in an amount not to exceed Five Hundred Dollars (\$500.00). Each day during which said violation shall exist or occur shall constitute a separate offense. The owner or owners of any property or premises where any violation of this Zoning Ordinance shall occur, and any agent, contractor, builder, architect, person, or corporation who shall assist in the commission of such offense shall be guilty of a separate offense unless otherwise prohibited by law and, upon conviction thereof, shall be punished as above provided.

Section 7. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 2nd day of October, 2017.

PASSED, APPROVED and ADOPTED on second and final reading this 16th day of October, 2017.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney

ORDINANCE NO. O-17-42

AN ORDINANCE OF THE CITY OF MISSOURI CITY, TEXAS, AMENDING CHAPTER 18, BUSINESSES, OF THE MISSOURI CITY CODE; PROVIDING RULES AND REGULATIONS RELATED TO MOBILE FOOD UNITS; PROVIDING FOR REPEAL; PROVIDING A PENALTY; AND PROVIDING FOR SEVERABILITY.

* * * * *

WHEREAS, Goal 2.1 of the 2017 Comprehensive Plan provides that the City of Missouri City will focus on the recruitment of lifestyle amenities desired by residents; and

WHEREAS, the City has received requests for mobile food unit vendors to offer food products to residents of the City; and

WHEREAS, in order to protect the public health, safety, and general welfare of its residents and the general public, the City Council of the City of Missouri City (the "City Council") deems it appropriate to provide for the regulation of mobile food units operating within the City; and

WHEREAS, the City Council now deems it appropriate to approve the proposed regulations; now therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSOURI CITY, TEXAS:

Section 1. The facts and recitations set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The Missouri City Code is hereby amended by adding a new subsection (7) of Section 18-102 of Division 4 of Article II of Chapter 18 to provide as follows:

"CHAPTER 18 – BUSINESSES

....

ARTICLE II. – FOOD SERVICE

....

DIVISION 4. – REGULATIONS.

....

Sec. 18-102. – Amendments to state rules on food service sanitation.

The 2015 Edition of the Texas Food Establishment Rules adopted in section 18-101 is hereby amended in the following respects:

....

- (7) *Subsection 228.2(85)* is hereby amended by deleting Subsection 228.2(85), and substituting therefor, a new Subsection 228.2(85) to provide as follows:

§228.2. Definitions. The following definitions apply in the interpretation and application of this Code.

....

- (85) Mobile food unit or MFU means a vehicle mounted, self or otherwise propelled, self-contained food service operation designed to be readily moveable, and used to store, prepare, display, serve or sell food. The term does not include a stand or a booth.”

Section 3. The Missouri City Code is hereby amended by adding a new division 5 of Article II of Chapter 18 to provide as follows:

“CHAPTER 18 - BUSINESSES

....

ARTICLE II. – FOOD SERVICE

....

DIVISION 5. – MOBILE FOOD UNITS.

Sec. 18-131. - Definitions.

The following words, terms, and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Director means the director of the city’s development services department or his designee.

Mobile means the state of being in active, but not necessarily continuous, movement.

Mobile food unit permit, MFU permit or permit means a permit issued by the city to operate a mobile food unit in the city in accordance with the provisions of this division.

Operator means an individual who is designated by an applicant for a permit or a permit holder to supervise the operation of a mobile food unit.

Permit holder means a person who has been issued a mobile food unit permit.

Servicing record means a record that is issued to a permit holder by a central preparation facility, other fixed food services establishment or servicing area that serves as the MFU’s base of operation and that documents all of the MFU’s visits to such central preparation facility, other fixed food services establishment or servicing area.

Stationary location means the position of the mobile food unit when not in motion and addressing the public for the purpose of selling or offering food for sale.

Sec. 18-132. – Prohibited conduct.

A person is prohibited from engaging in the following conduct within the city:

- (1) Operating a mobile food unit without a valid and current mobile food unit permit;
- (2) Operating a mobile food unit that does not comply with all applicable laws, including the requirements of this chapter;
- (3) Selling or offering for sale food not described in the mobile food unit permit from a mobile food unit;
- (4) Selling or offering for sale a non-food item from a mobile food unit;
- (5) Storing, preparing, displaying or serving food outside of the mobile food unit itself;
- (6) Selling food from outside of the mobile food unit itself;
- (7) Operating a mobile food unit that is not readily moveable at all times;
- (8) Altering, removing, attaching, adding or changing anything in, under, or upon the mobile food unit that would prevent or otherwise reduce ready mobility;
- (9) Operating a mobile food unit without a valid servicing record;
- (10) Issuing a servicing record for a mobile food unit without first verifying that such mobile food unit has complied with all servicing requirements;
- (11) Presenting or issuing a false, fraudulent, or untruthful servicing record for the purpose of demonstrating compliance with the requirements of this chapter;
- (12) Transferring, assigning or attempting to transfer or assign a permit;
- (13) Parking a mobile food unit on any highway, street, roadway, sidewalk or any area between a street and a sidewalk or other public right-of-way without the express written permission of the person that controls such highway, street, roadway, sidewalk or other public right-of-way; or

- (14) Locating a mobile food unit on a common or shared driveway or parking area if it prevents the use of such driveway or parking area by a person entitled to use the driveway or parking area, provided that it shall be an affirmative defense to prosecution that the individual who is prevented from using such driveway or parking area located or caused to be located such mobile food unit on the premises.

Sec. 18-133. – General requirements.

- (a) A permit holder or operator shall be present at the mobile food unit during all hours of the MFU's operation in the city.
- (b) A permit holder or operator shall store, prepare, display, serve or sell food on or in the MFU itself.
- (c) Except as provided in subsection (d) of this section, a permit holder shall notify the director in writing, during the term of the permit, of any change to the information submitted in the permit holder's application for a permit, including, but not limited to, a change in the name, address or telephone number of the permit holder or operator within ten (10) calendar days of such change.
- (d) A permit holder shall provide written notice to the director at least two business days before beginning operations at or relocating operations to any location not currently included in its application for a permit.
- (e) A mobile food unit permit is not transferable. A change of ownership of a mobile food unit, including a change of the legal form of the entity, shall require submission of a new application for a mobile food unit permit and inspection of the mobile food unit. A mobile food unit permit shall become void upon the closing of the sale of the mobile food unit for which a permit was issued.
- (f) A permit holder shall maintain a mobile food unit for which a permit has been issued in working order for the duration of the permit.

Sec. 18-134. - Applications for mobile food unit permits.

A person seeking to operate a mobile food unit in the city shall submit an application for a mobile food unit permit to the director in an application form provided by the director accompanied by the payment of a fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees. The application shall include the following information:

- (1) The name, address, telephone number, and email address of the applicant, provided that if the applicant is an entity, the following information shall also be provided:

- (a) The legal name of the entity;
 - (b) If the entity is a corporation, the full name and address of each director, officer, and each shareholder, or if the corporation has more than five shareholders, the full name and address of at least five shareholders with the most shares;
 - (c) If the entity is a partnership, the full name and address of each partner and the type of partnership;
 - (d) If the entity is an unincorporated association, the full name and address of each associate and officer of such association;
 - (e) Proof of the entity's form and current status, including, but not limited to:
 - i. A current and valid certificate of existence or certificate of authority from the state office of the secretary of state;
 - ii. A current and valid certificate of good standing from the state comptroller of accounts;
 - iii. All assumed names used and copies of all filings related to such names from the county clerk's office;
 - iv. A certificate of incorporation; and
 - v. If applicable, a determination letter issued by the Internal Revenue Service;
 - (f) The entity's federal tax identification number; and
 - (g) Documentation that the entity is not delinquent in state, local, and federal taxes;
- (2) A copy of the applicant's valid and current driver's license;
 - (3) If the applicant will designate an operator to supervise the operation of the MFU, the name, address, telephone number, and email address of the operator, and a copy of the operator's valid and current driver's license;
 - (4) The applicant's sales tax number and a copy of the applicant's sales tax permit;
 - (5) A certificate of title showing the current true ownership of the mobile food unit, provided that if the applicant is not the owner of the mobile food unit, a copy of a written and notarized statement from the owner authorizing the applicant to operate the mobile food unit;

- (6) The vehicle identification number, license plate number, and proof of vehicle registration;
- (7) A copy of the applicant's liability insurance policy, insurance endorsement or evidence of self-insurance on the MFU;
- (8) A copy of a current and valid food protection manager certification;
- (9) A written standard operation procedure of how the applicant plans to operate the mobile food unit, that includes, but is not limited to, whether food will be prepackaged, hours of operation, methods of serving food to customers, the MFU's waste water disposal site and process, and other servicing operations details;
- (10) Plans drawn to scale that clearly specify and address the proposed layout of the MFU, the identity, number, and capacity of food equipment, the location and sizes of plumbing fixtures and connections, food preparation, storage and service window areas, construction material of the inside of the MFU, and location of the LP-gas appliances, LP-gas container storage, and fire extinguishers;
- (11) A description or menu of the types of food that the applicant proposes to sell or offer for sale from the mobile food unit;
- (12) The location(s) where the mobile food unit will be in operation;
- (13) Proof of ownership of a central preparation facility, other fixed food establishment or service area, as applicable, or if the applicant is not the owner of the central preparation facility, other fixed food establishment or service area, a signed and notarized statement on the letterhead of the central preparation facility, other fixed food establishment or service area, as applicable, authorizing the applicant to use the central preparation facility, other fixed food establishment or service area as its base of operation;
- (14) If the central preparation facility, other fixed food establishment or service area that the applicant proposes to use as its base of operation is located outside the jurisdiction of the city, a copy of the most current health inspection report obtained from the regulatory authority having jurisdiction over such central preparation facility, other fixed food establishment or service area;
- (15) For a mobile food unit that will be operated on private property, proof of ownership of the property or, if the applicant is not the owner of the property, a signed and notarized written statement from the property owner or

the property owner's authorized agent granting the applicant permission to operate a mobile food unit on the property;

- (16) For a mobile food unit that will operate at one location for more than two hours, a signed and notarized statement from the owner or the authorized agent of the owner of a business establishment with a restroom with a flushable toilet, a hand wash sink with hot and cold running water, and soap and hand-drying provisions, located within 300 feet of the location where the mobile food unit will be in operation, granting employees of the mobile food unit permission to use such restroom during the business establishment's hours of operation; except that restrooms in private residences and portable restrooms shall not be used to meet this requirement;
- (17) A description of the signage that will be affixed on the mobile food unit; and
- (18) Any other information that may be requested by the director to fully evaluate and review the application.

Sec. 18-135. - Review and approval of applications.

Upon receipt of a complete application for a permit, the director will review the application and grant a mobile food unit permit unless one or more of the following conditions is met:

- (1) The application contains false or misleading information, or required information is omitted;
- (2) The application or the mobile food unit does not comply with all applicable laws, including the requirements of this chapter; or
- (3) Operation of the mobile food unit constitutes a substantial hazard to public health or public safety.

Sec. 18-136. - Suspension of permits.

- (a) The director may, without warning, notice or hearing, suspend a mobile food unit permit if one or more of the following conditions are met:
 - (1) The permit holder or the mobile food unit does not comply with all applicable laws, including the requirements of this chapter;
 - (2) Operation of the mobile food unit constitutes a substantial hazard to public health or public safety;

- (3) The permit holder violates the terms and conditions of any written statement submitted to the director under subsections 18-134(5) (authorization to operate MFU), (13) (base of operation authorization); (15) (private property authorization); or (16) (restroom authorization); or
 - (4) A food service establishment permit issued, by the city or the applicable regulatory authority, to a central preparation facility, other fixed food establishment or a servicing area that serves as the base of the MFU's operation is suspended or revoked.
- (b) Upon suspension of a mobile food unit permit, the director shall notify the permit holder or the operator, in writing, of the suspension and the reason(s) for such suspension. A permit holder whose permit is suspended shall immediately cease operating the mobile food unit for which a permit has been suspended.
 - (c) The director may terminate the suspension at any time if the reasons for suspension no longer exist.

Sec. 18-137. - Revocation of permits.

The director may revoke a mobile food unit permit if one or more of the following conditions are met:

- (1) One or more of the conditions set forth in section 18-136 is met;
- (2) Repeated violations of any applicable laws, including the requirements of this chapter; or
- (3) Interference with the city in the performance of its duties.

Sec. 18-138. - Notice of denial or revocation of applications or permits.

The director shall provide notice, in writing, of the denial or revocation of an application filed or a permit issued pursuant to this division, and shall include the reason(s) for such denial or revocation.

Sec. 18-139. - Appeal of denial, suspension or revocation of permits.

An applicant or a permit holder, as applicable, may appeal to the city council, the director's decision to deny, suspend or revoke an application filed or a permit issued, as applicable, by providing a written notice of appeal to the city secretary within 10 days of the date of notice of such decision. A decision by the city council shall be final.

Sec. 18-140. - Display of permits.

A mobile food unit permit issued under this division shall be displayed, at all times, on each mobile food unit for which a permit is issued in a conspicuous place where the permit can be read by the general public.

Sec. 18-141. - Duration and renewal of permits.

- (a) A mobile food unit permit shall be valid for 12 months from the date the permit is issued.
- (b) A permit holder that desires to renew a valid permit may submit to the director, at least thirty (30) days before the date the permit expires or within thirty (30) days after the date the permit expires, an application for the renewal of a permit containing the information set forth in section 18-134 and a renewal fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees.

Sec. 18-142. - Zoning regulations.

A person who operates a mobile food unit within the city shall comply with the zoning regulations for mobile food units set forth in section 9.19 of the City of Missouri City Zoning Ordinance.

Sec. 18-143. - Inspection of mobile food units.

- (a) An applicant for a mobile food unit permit or renewal of a permit, as applicable, shall deliver or cause to be delivered the mobile food unit for which a permit is sought to a location designated by the director for an inspection and shall pay an inspection fee in the amount specified in a resolution adopted by the city council establishing a schedule of fees.
- (b) Prior to the approval of an application for a permit or an application for the renewal of a permit, the director will inspect the mobile food unit to determine compliance with the requirements of this chapter and applicable city ordinances.
- (c) At the time of the inspection, the mobile food unit shall be completely operable and in full working order.

Sec. 18-144. - Food safety requirements.

Except as otherwise provided in this chapter, a person operating a mobile food unit within the city shall comply with the regulations applicable to mobile food units contained in Chapter 228 of the Texas Food Establishment Rules, 25 TAC §228, as adopted and amended in section 18-101.

Sec. 18-145. - Fire safety requirements.

- (a) A person operating a mobile food unit within the city shall comply with the requirements of this section.
- (b) The provisions applicable to mobile food units contained in the Fire Code of the City of Missouri City, Texas, as adopted and amended in article II of Chapter 38 of the Code shall apply to a mobile food unit operating within the city.
- (c) For a mobile food unit that utilizes liquefied petroleum (LP) gas, the following requirements shall apply:
 - (1) The mobile food unit shall not be located or operated within fifteen (15) feet of another mobile food unit, a vehicle, or a structure;
 - (2) The mobile food unit shall be limited to a maximum of one (1) individual LP-gas container with a maximum capacity of 100 pounds aggregate water capacity;
 - (3) The mobile food unit's LP-gas supply system, including the LP-gas container, shall be installed either on the outside of the MFU or in a storage compartment inside the MFU, provided that such system shall be accessible from and vented to the outside, with the vents located near the top and bottom of the storage compartment and shall be located three (3) feet horizontally, when measured from any opening into the MFU below the vents;
 - (4) The LP-gas container shall be mounted securely on the MFU or within a storage compartment, in an upright position, in a manner as not to fall over, and in a manner that reduces the exposure of the LP-gas container to vehicle impact;
 - (5) LP-gas containers shall not be located on the roof of the MFU, ahead of the front axle, beyond the rear bumper, below the lowest part of the mobile food unit frame, or inside truck beds or passenger compartments of the MFU; and
 - (6) All LP-gas container valves, appurtenances, and connections shall be protected to prevent damage.
- (d) An approved 2A-10BC fire extinguisher, with current inspection and service tags, shall be properly mounted in a readily accessible location within the mobile food unit.
- (e) If cooking with grease within the mobile food unit, an approved Class K fire extinguisher, with current inspection and service tags, shall be properly mounted in a readily accessible location within a mobile food unit.

- (f) A "No Smoking" sign shall be posted next to the order window or area or near any LP-gas container.
- (g) A Type 1 hood and approved fire suppression system shall be installed on a mobile food unit that produces grease laden particles within the mobile food unit.
- (h) Except as provided herein, use of permanent extension cords is prohibited. Use of a permanent extension cord is allowed for a small and relocatable portable appliance such as a fan, power tool or similar appliance, provided that such extension cord shall not be affixed to structures, extended through walls, ceilings or floors or under doors or floor coverings or in areas where such extension cord would be subject to environmental or physical impact that could create an electrical hazard. Appliances such as refrigerators are not considered to be small and relocatable appliances regardless of the size of the appliance.
- (i) Any cooking appliance in the MFU shall be listed and labeled for its intended use and shall be used only in accordance with such intended use.

Sec. 18-146. - Servicing records.

- (a) The owner or operator of a central preparation facility, other fixed food establishment or servicing area from which a mobile food unit operates shall issue and maintain servicing records for each mobile food unit for which a permit is issued in a manner and form prescribed by the director for a period of one year from the date of servicing or until retrieved by the director, whichever comes first.
- (b) A permit holder shall keep and maintain, in the MFU, servicing records for each MFU for which a permit is issued for a period of one year from the date of servicing.
- (c) The director may promulgate rules and procedures regarding maintenance of servicing records by a central preparation facility, other fixed food establishment, servicing area, and permit holder.
- (d) Servicing records maintained under subsections (a) and (b) of this section shall be made available to any peace officer or the director for inspection and copying during the normal business hours of the central preparation facility, other fixed food establishment, servicing area or mobile food unit.

Sec. 18-147. - Utility connections.

Utility connections, if any, shall be limited to quick-connect electrical and telephone services and shall be in full compliance with the Electrical Code of the City of Missouri City, Texas, as adopted and amended in section 14-232 of the Code. Except as otherwise provided in this division, utility connections for water, sewer, and gas are prohibited."

Section 4. Repeal. Any ordinance or any part of an ordinance in conflict herewith shall be and is hereby repealed only to the extent of such conflict.

Section 5. Penalty. Any person who violates, or any person who causes or allows another person to violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by a fine of not more than Five Hundred Dollars (\$500.00). Each occurrence of any violation of this Ordinance shall constitute a separate offense. Each day in which any violation of this Ordinance occurs shall constitute a separate offense.

Section 6. Severability. In the event any clause, phrase, provision, sentence or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Missouri City, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

PASSED and APPROVED on first reading this 2nd day of October, 2017.

PASSED, APPROVED and ADOPTED on second and final reading this 16th day of October, 2017.

Allen Owen, Mayor

ATTEST:

APPROVED AS TO FORM:

Maria Jackson, City Secretary

E. Joyce Iyamu, City Attorney